

517 28 Avenue NW
Calgary, Alberta

MLS # A2332008



\$1,975,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,133 sq.ft.	Age:	2025 (1 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	In Garage Electric Vehicle Charging Station(s), Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Walk-In Closet(s), Wired for Sound

Inclusions: None

| Open House 1-3 Sunday Aug 23 | See Video Link for Full House Tour | Some infills are built to a formula. This one was built to an idea. This is a chance to live in a home shaped with care and soul, where the people who created it brought intention to every detail.

Steps from Confederation Park in Mount Pleasant, this home offers over 4,500 square feet across three finished levels, designed by Mercedes + Singh, the Calgary design and fabrication studio behind architectural and public art projects across the city. The custom aluminum facade was inspired by the Chinook winds, and programmable LED lighting shifts the house from day to night. The floor plan is the quiet achievement here. Rather than one big open concept space, every room is defined but connected, so the house holds separate moments of family life. A light well cut through the full height of the house pulls daylight into the centre, and the living room at the rear opens through glass sliders to the patio and south-facing yard, an easy indoor-outdoor rhythm built for slow evenings. The kitchen's Verde Alpi marble island, German brass cabinetry, and brass-clad hood fan were chosen to patina over time and grow into the marble, materials meant to age with the family that lives here. JennAir appliances and a discreet butler's pantry complete the kitchen, while the light fixtures over the island and dining table were fabricated locally, their geometry drawn from the facade itself. A private office off the foyer provides a quiet and refined work-from-home space. Upstairs, four bedrooms are thoughtfully arranged for family living, lit by hand-blown Bocci fixtures. The primary opens to a south-facing private deck, with a walk-in closet and an ensuite with freestanding tub, oversized glass rain-shower, dual vanities, and heated floors. A second bedroom enjoys its own ensuite, while the

remaining bedrooms provide flexibility for family or guests. What you can't see in the photos is how thoroughly the house was built for the long view. The lower level is a fully legal secondary suite with its own entrance and in-floor radiant heat: multi-generational living, a nanny suite, or income. It also includes generous family and media space, a full bathroom, and flexible rooms that can be used as a gym, studio, office, or guest accommodation. An engineered and approved elevator shaft connects all three floors. Heat pump heating and cooling, HRV air exchange, hot water recirculation, and water filtration run behind the walls, and an insulated triple garage off the lane includes a 50-amp EV charger. Confederation Park is at the end of the block. SAIT, the University of Calgary, schools, restaurants, shopping, and transit are minutes away. Homes designed with this much intention do not come to market often. This one is special.