

# Mount Pleasant

## 415 - 28 AVENUE NW



Rick Easthope

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### THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE

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# 415 - 28 AVENUE NW

Tucked on one of Mount Pleasant's most signature streets, where a magnificent canopy of mature trees arches overhead and a warm sense of community spirit fills the air, this charming and thoughtfully designed semi-detached home blends warmth, character, and everyday practicality across three fully developed floors. With over 2,575 square feet of meticulously maintained and air-conditioned living space, this 2-storey home welcomes you through a gracious foyer with architectural nooks ideal for a bench and a handsome antique buffet. The main floor flows beautifully from a bright and private home office with French doors, perfect for focused work or creative pursuits, through a well-appointed powder room, and into a stunning kitchen with flat panel maple cabinetry, under-cabinet lighting, a large island, two generous pantries, Corian countertops, and premium stainless appliances including a KitchenAid gas range, new Bosch dishwasher, LG fridge, and hood fan. Main level hardwood floors were re-finished (2026). The open living and dining area is bathed in natural light through a wall of windows and anchored by a beautiful two-sided gas fireplace with a display shelf above, creating a warm and inviting space made for evenings with family and friends. A laundry and mud room with a third pantry leads seamlessly to the spectacular outdoor living space beyond. Upstairs, three bedrooms and two full baths offer wonderful comfort. The primary suite impresses with a walk-in closet, a second large closet, and a luxurious 5-piece ensuite with double sinks, a jetted tub, walk-in shower, and in-floor heating. A delightful library and sitting area overlook the tree-canopied street below, a lovely perch for morning coffee or an evening read. Carpets replaced (2026). The fully developed lower level adds two more bedrooms with walk-in closets, a 3-piece bath with walk-in shower, generous under-stair storage, and a flexible bonus room wired for home theatre and equally suited as a gym, hobby space, or office. Quality finishes include hardwood floors, plush new carpet, 4.5-inch baseboards, interiors freshly painted and colours influenced by an interior designer, 50-year Malarkey shingles (2011). Six-inch insulated walls and an insulated ceiling keep utility costs impressively low year-round. Outside, a large deck with a privacy louvre wall and barbecue overhang overlooks a sunny, south-facing yard bursting with perennials, leading to an oversized double garage. The front verandah is your front-row seat to one of the finest streets in the community. This is the Mount Pleasant lifestyle at its best: walk to Confederation Park, the restaurants and cafes of Centre Street and 4th Street, the shops of 16th Avenue, and downtown Calgary in minutes. Great neighbours, street parties, and walkable, safe streets complete the extraordinary lifestyle that Mount Pleasant and this lovely home has to offer!

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## 415 28 Avenue NW Calgary, AB T2M 2K7

### Residential

Active

[A2301789](#)

PD:

DOM: 1

LP: \$850,000.00

OP: \$850,000.00

Banner:

*Rare inner-city charm, a signature tree-lined street, and a home that truly has it all!*



<b>Class:</b>	Semi Detached (Half Duplex)	<b>City:</b>	Calgary
<b>County:</b>	Calgary	<b>Subdivision:</b>	Mount Pleasant
<b>Type:</b>	Duplex	<b>Ttl Beds:</b>	5
<b>Levels:</b>	Two	<b>F/H Bth:</b>	3/1
<b>Year Built:</b>	1998	<b>RMS SQFT:</b>	1,789.04
<b>LINC#:</b>	<a href="#">0027553636</a>	<b>LP/SF:</b>	\$475.12
<b>Arch Style:</b>	2 Storey, Attached-Side by Side	<b>Suite:</b>	No
<b># Illegal Suite:</b>	0	<b># Legal Suite:</b>	0
<b>Possession:</b>	Negotiable	<b>Lot Size:</b>	3003 SF 278.99 SM
<b>Lot Dim:</b>		<b>Lot Depth:</b>	36.66 M 120.28'
<b>Front Length:</b>	7.62M 25' 0"	<b>Lot:</b>	61
<b>Legal Desc:</b>	2617AG;26;61	<b>Condo:</b>	No
<b>Legal Pin:</b>	2617AG <b>Bik:</b> 26		
<b>Zoning:</b>	R-CG	<b>Tax Amt/Yr:</b>	\$4,406.00/2025
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	N
<b>Restrict:</b>	Airspace Restriction, Encroachment		

Recent Change: **04/16/2026 : NEW**

**Public Remarks:** Tucked on one of Mount Pleasant's most signature streets, where a magnificent canopy of mature trees arches overhead and a warm sense of community spirit fills the air, this charming and thoughtfully designed semi-detached home blends warmth, character, and everyday practicality across three fully developed floors. With over 2,575 square feet of meticulously maintained and air-conditioned living space, this 2-storey home welcomes you through a gracious foyer with architectural nooks ideal for a bench and a handsome antique buffet. The main floor flows beautifully from a bright and private home office with French doors, perfect for focused work or creative pursuits, through a well-appointed powder room, and into a stunning kitchen with flat panel maple cabinetry, under-cabinet lighting, a large island, two generous pantries, Corian countertops, and premium stainless appliances including a KitchenAid gas range, new Bosch dishwasher, LG fridge, and hood fan. Main level hardwood floors were re-finished (2026). The open living and dining area is bathed in natural light through a wall of windows and anchored by a beautiful two-sided gas fireplace with a display shelf above, creating a warm and inviting space made for evenings with family and friends. A laundry and mud room with a third pantry leads seamlessly to the spectacular outdoor living space beyond. Upstairs, three bedrooms and two full baths offer wonderful comfort. The primary suite impresses with a walk-in closet, a second large closet, and a luxurious 5-piece ensuite with double sinks, a jetted tub, walk-in shower, and in-floor heating. A delightful library and sitting area overlook the tree-canopied street below, a lovely perch for morning coffee or an evening read. Carpets replaced (2026). The fully developed lower level adds two more bedrooms with walk-in closets, a 3-piece bath with walk-in shower, generous under-stair storage, and a flexible bonus room wired for home theatre and equally suited as a gym, hobby space, or office. Quality finishes include hardwood floors, plush new carpet, 4.5-inch baseboards, interiors freshly painted and colours influenced by an interior designer, 50-year Malarkey shingles (2011). Six-inch insulated walls and an insulated ceiling keep utility costs impressively low year-round. Outside, a large deck with a privacy louvre wall and barbecue overhang overlooks a sunny, south-facing yard bursting with perennials, leading to an oversized double garage. The front verandah is your front-row seat to one of the finest streets in the community. This is the Mount Pleasant lifestyle at its best: walk to Confederation Park, the restaurants and cafes of Centre Street and 4th Street, the shops of 16th Avenue, and downtown Calgary in minutes. Great neighbours, street parties, and walkable, safe streets complete the extraordinary lifestyle that Mount Pleasant and this lovely home has to offer!

#### Directions:

#### Rooms & Measurements

	<b>1P</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>		<b>Main:</b>	81.13	<b>Mtr2</b>	873.33	<b>SqFt</b>
<b>Baths:</b>	0	1	1	1	0	0	<b>Bed Abv:</b>	3	<b>Upper:</b>	85.07	<b>Mtr2</b>	915.71
<b>EnSt Bth:</b>	0	0	0	0	1	0	<b>Rms Abv:</b>	9	<b>Blw Grade:</b>	63.66	<b>Mtr2</b>	685.27
<b>Garage Dims (L x W):</b>	19' 3" x 21' 3"							<b>Total AG:</b>	166.21	<b>Mtr2</b>	1,789.04	<b>SqFt</b>

#### Property Information

<b>Basement:</b>	Full	<b>Laundry Ft:</b>	Main Level
<b>Basement Dev:</b>	Finished	<b>Basement Ft:</b>	None
<b>Heating:</b>	Forced Air, Natural Gas	<b>Cooling:</b>	Central Air
<b>Construction:</b>	Stucco, Wood Frame	<b>Fireplaces:</b>	1/Decorative, Double Sided, Gas, Three-Sided
<b>Foundation:</b>	Poured Concrete	<b>Flooring:</b>	Carpet, Ceramic Tile, Hardwood
<b>Exterior Feat:</b>	Private Yard	<b>Fencing:</b>	Fenced
<b>Roof Type:</b>	Asphalt Shingle	<b>Patio/Porch:</b>	Deck, Front Porch, See Remarks
<b>Reports:</b>	None		
<b>Warranty:</b>	None		
<b>Parking:</b>	Double Garage Detached <b>Total:</b> 2		
<b>Features:</b>	Built-in Features, Closet Organizers, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
<b>Comm Feature:</b>	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
<b>Lot Features:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Private, Rectangular Lot, See Remarks, Street Lighting		
<b>Goods Include:</b>	Shed		
<b>Appliances:</b>	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Trash Compactor, Washer/Dryer, Window Coverings		
<b>Other Equip:</b>	Garage Door Opener		
<b>Goods Exclude:</b>	Telus Alarm System		

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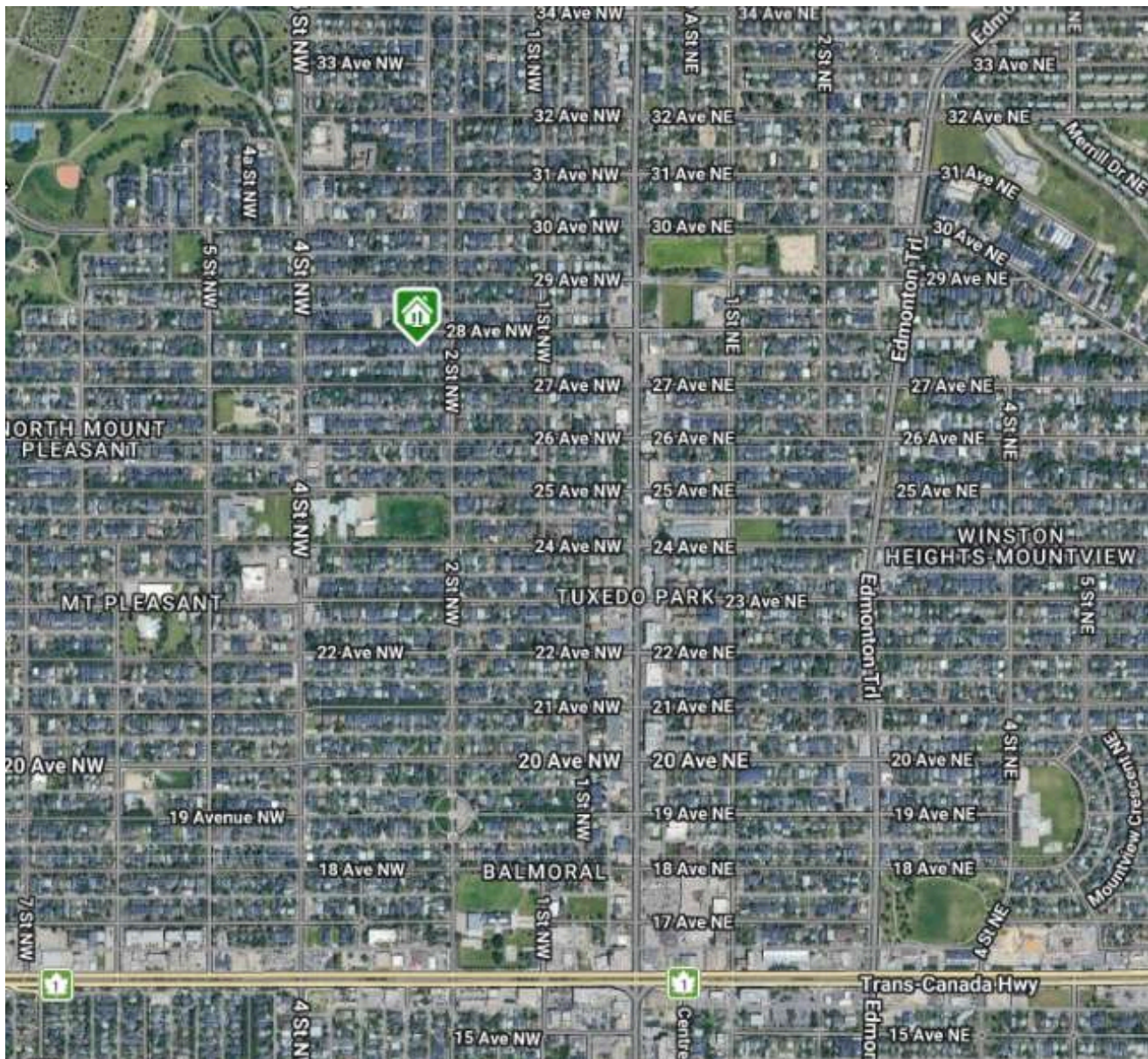
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## Rooms

Type	Level	Dimensions	Type	Level	Dimensions
2pc Bathroom	Main	5' 8" x 4' 11"	Dining Room	Main	10' 8" x 6' 1"
Foyer	Main	8' 10" x 9' 4"	Kitchen	Main	9' 5" x 16' 3"
Laundry	Main	6' 6" x 7' 2"	Living Room	Main	13' 5" x 14' 7"
Office	Main	10' 6" x 10' 0"	4pc Bathroom	Upper	8' 8" x 5' 2"
5pc Ensuite bath	Upper	6' 11" x 11' 11"	Bedroom	Upper	12' 0" x 10' 0"
Bedroom	Upper	12' 0" x 11' 4"	Den	Upper	7' 0" x 14' 5"
Bedroom - Primary	Upper	12' 10" x 16' 9"	3pc Bathroom	BSMT	10' 10" x 4' 9"
Bedroom	BSMT	11' 11" x 15' 11"	Bedroom	BSMT	10' 11" x 11' 7"
Game Room	BSMT	16' 11" x 8' 8"	Furnace/Utility Roo	BSMT	4' 10" x 6' 11"

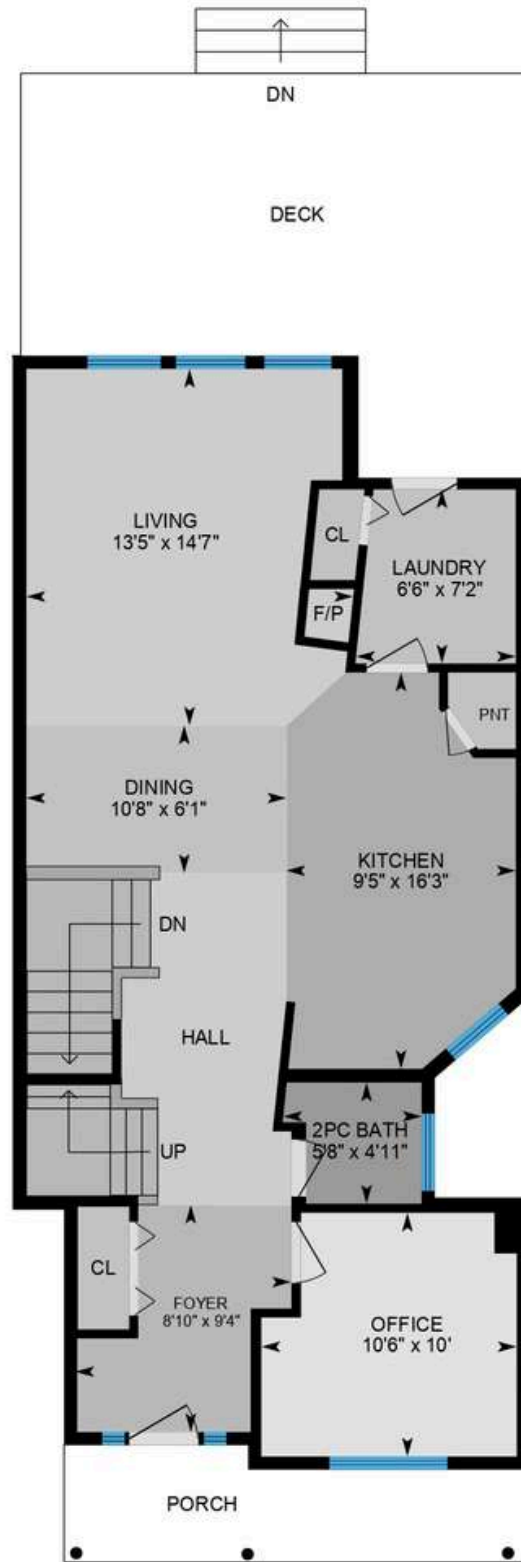


# THE FLOOR PLAN

## MAIN FLOOR:

EXTERIOR AREA:  
873.33 SQ. FT.

INTERIOR AREA:  
799.03 SQ. FT.



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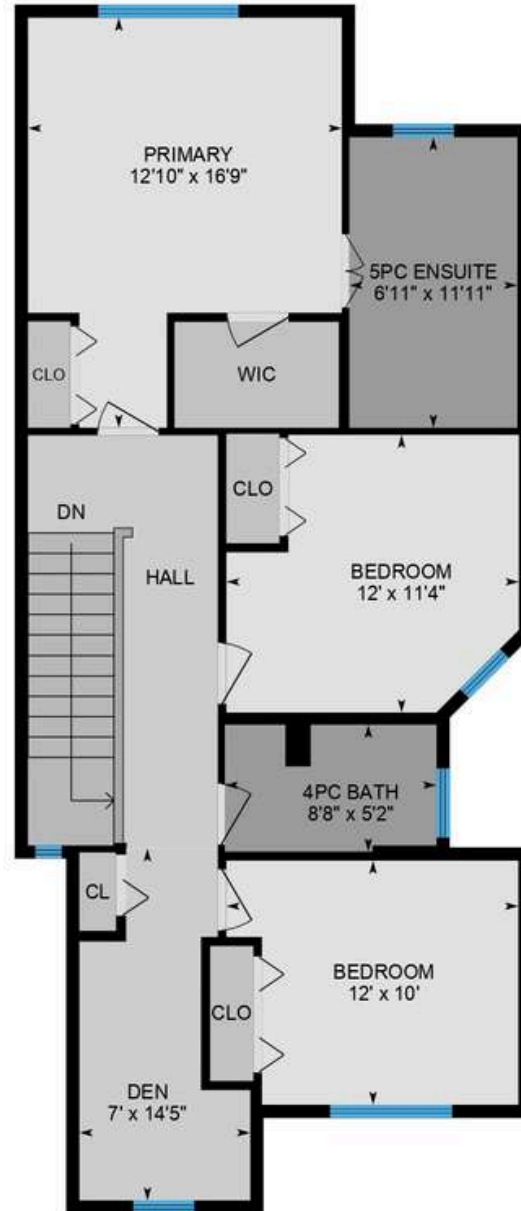
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# THE FLOOR PLAN

## SECOND FLOOR:

EXTERIOR AREA:  
915.71 SQ. FT.

INTERIOR AREA:  
837.75 SQ. FT.



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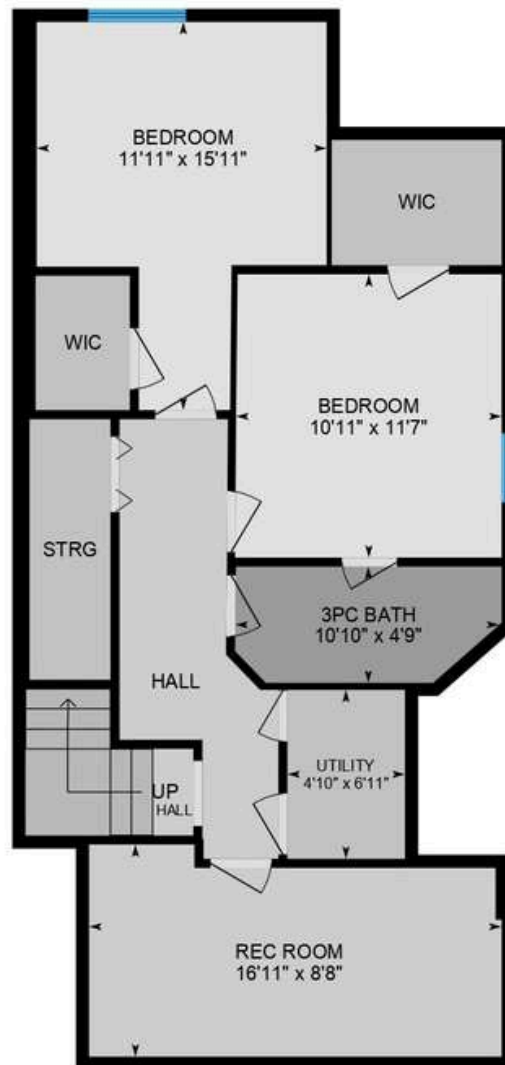
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# THE FLOOR PLAN

## BASEMENT (BELOW GRADE):

EXTERIOR AREA:  
796.80 SQ. FT.

INTERIOR AREA:  
725.29 SQ. FT.



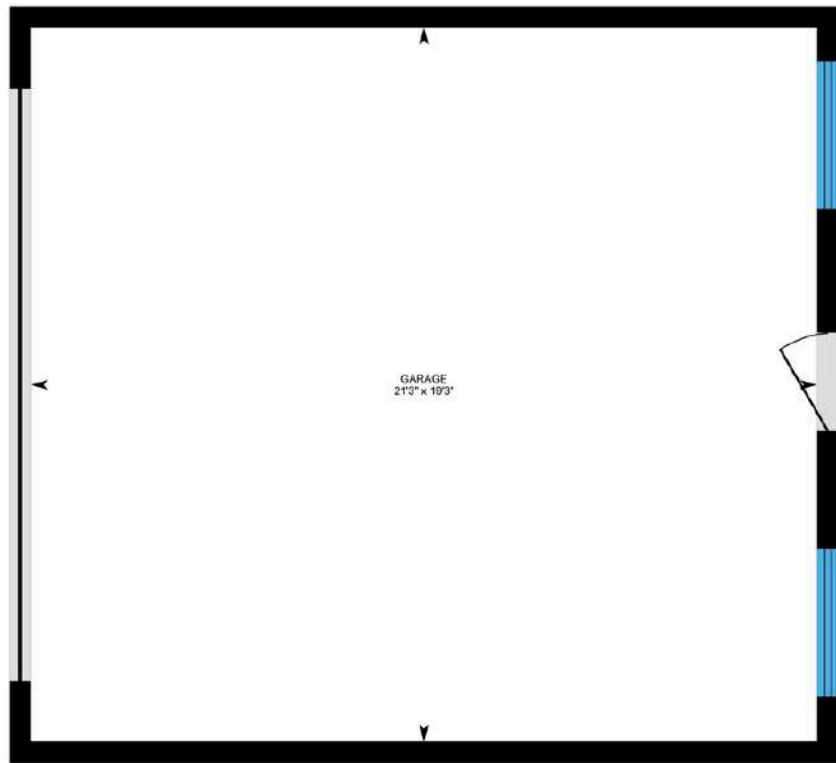
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# THE FLOOR PLAN

**GARAGE:** EXCLUDED AREA: 410.35 SQ. FT.



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# ROOM DIMENSIONS

## Main Building

### MAIN FLOOR

2pc Bath: 5'8" x 4'11"  
Dining: 10'8" x 6'1"  
Foyer: 8'10" x 9'4"  
Kitchen: 9'5" x 16'3"  
Laundry: 6'6" x 7'2"  
Living: 13'5" x 14'7"  
Office: 10'6" x 10'

### 2ND FLOOR

4pc Bath: 8'8" x 5'2"  
5pc Ensuite: 6'11" x 11'11"  
Bedroom: 12' x 10'  
Bedroom: 12' x 11'4"  
Den: 7' x 14'5"  
Primary: 12'10" x 16'9"

### BASEMENT

3pc Bath: 10'10" x 4'9"  
Bedroom: 11'11" x 15'11"  
Bedroom: 10'11" x 11'7"  
Rec Room: 16'11" x 8'8"  
Utility: 4'10" x 6'11"

## Detached Garage

### GARAGE

Garage: 19'3" x 21'3"

## Main Building

### MAIN FLOOR

Interior Area: 799.03 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 873.33 sq ft

### 2ND FLOOR

Interior Area: 837.75 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 915.71 sq ft

### BASEMENT (Below Grade)

Interior Area: 725.29 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 796.80 sq ft  
Finished Area: 685.27 sq ft

## Detached Garage

### GARAGE

All space is excluded

### Total Above Grade Floor Area, Main Building

Interior Area: 1636.78 sq ft  
Exterior Area: 1789.04 sq ft

### Total Area (Above & Below Grade), Main Building

Interior Area: 2362.07 sq ft

## Floor Area Information

Finished Area (Below Grade): 685.27 sq ft  
Exterior Area: 2585.85 sq ft

### Total Above Grade Floor Area, Detached Garage

Excluded Area: 410.35 sq ft

### Total Area (Above & Below Grade), Detached Garage

Excluded Area: 410.35 sq ft

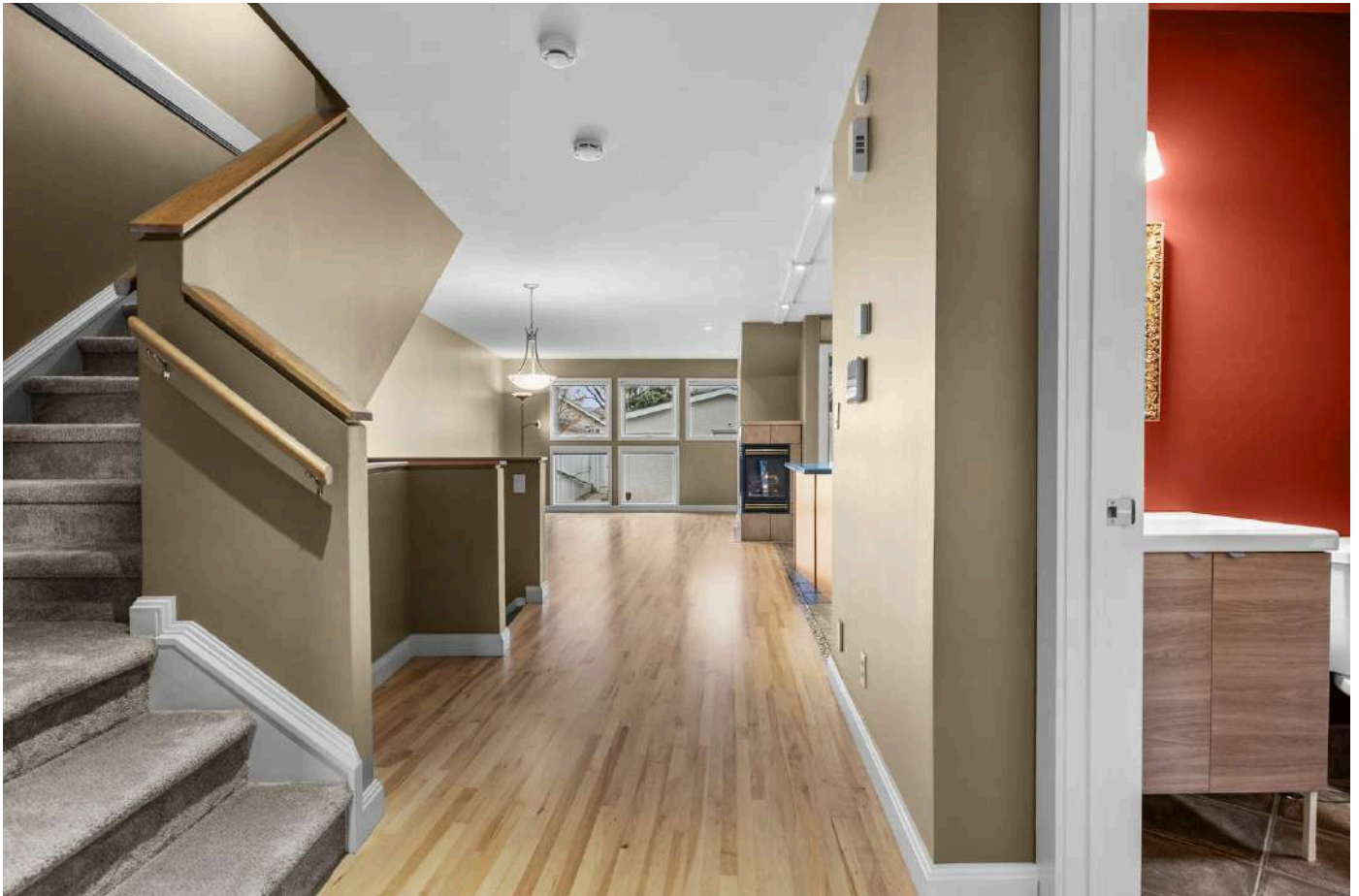
## ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

## FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.



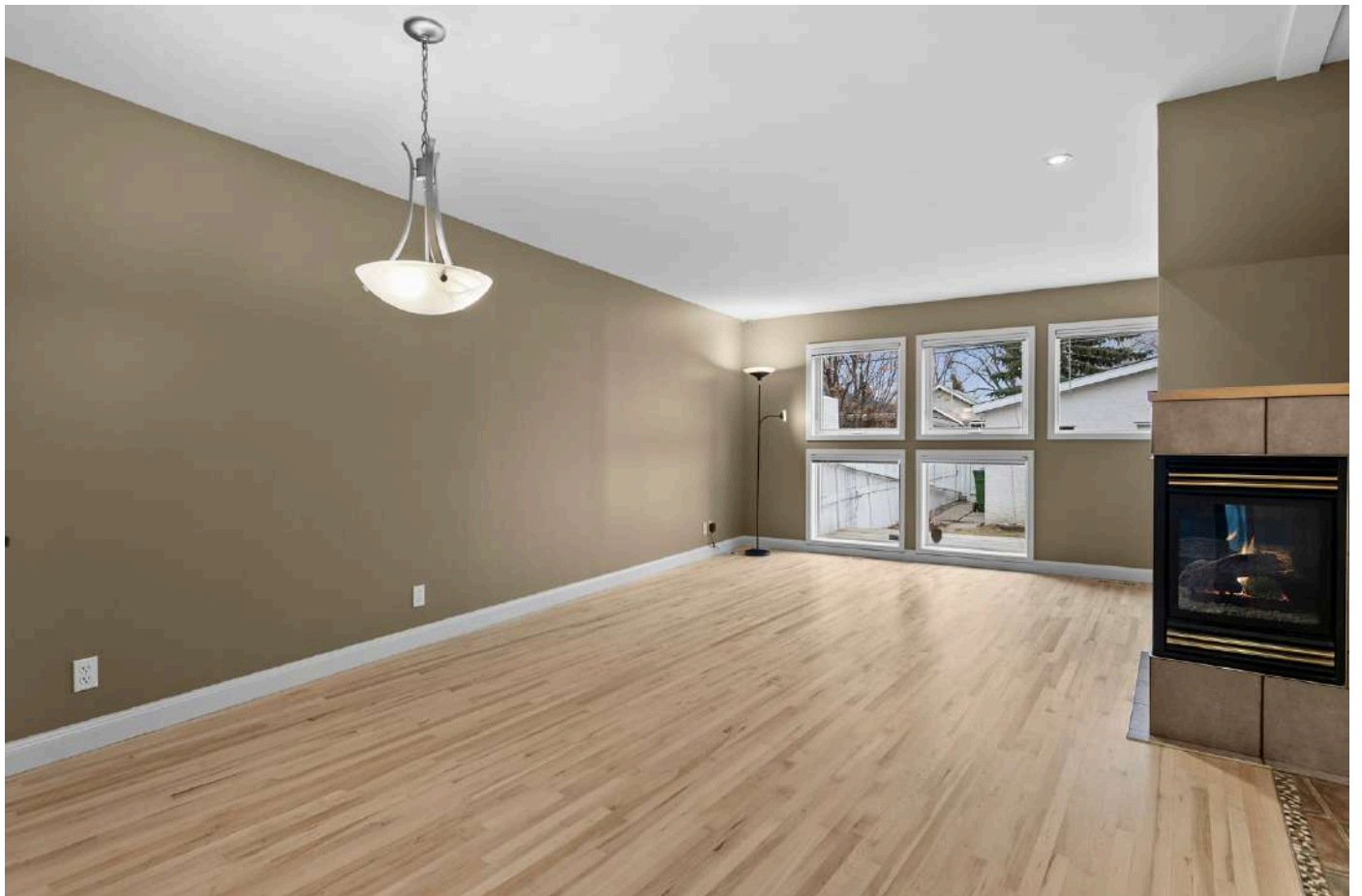




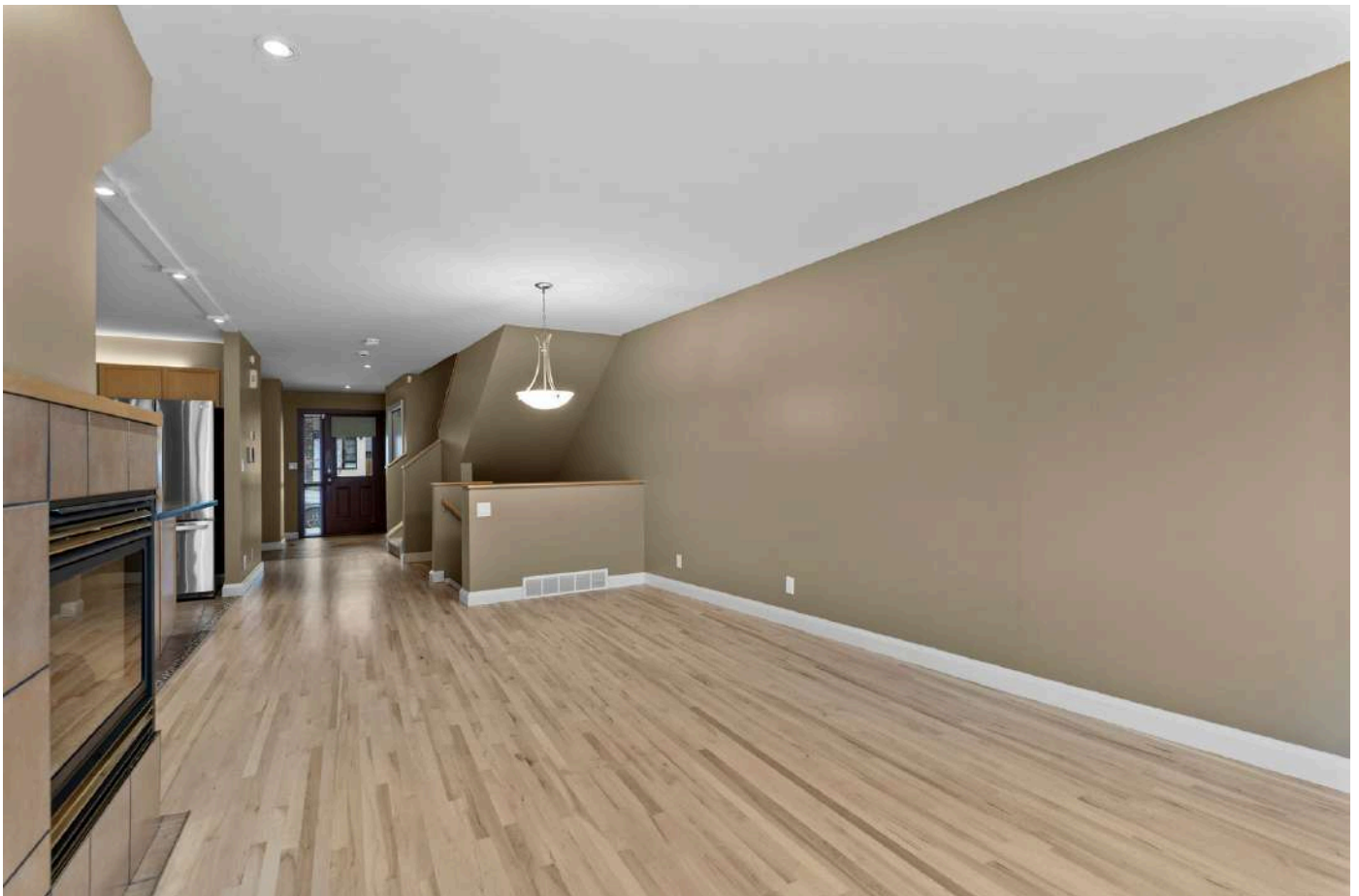




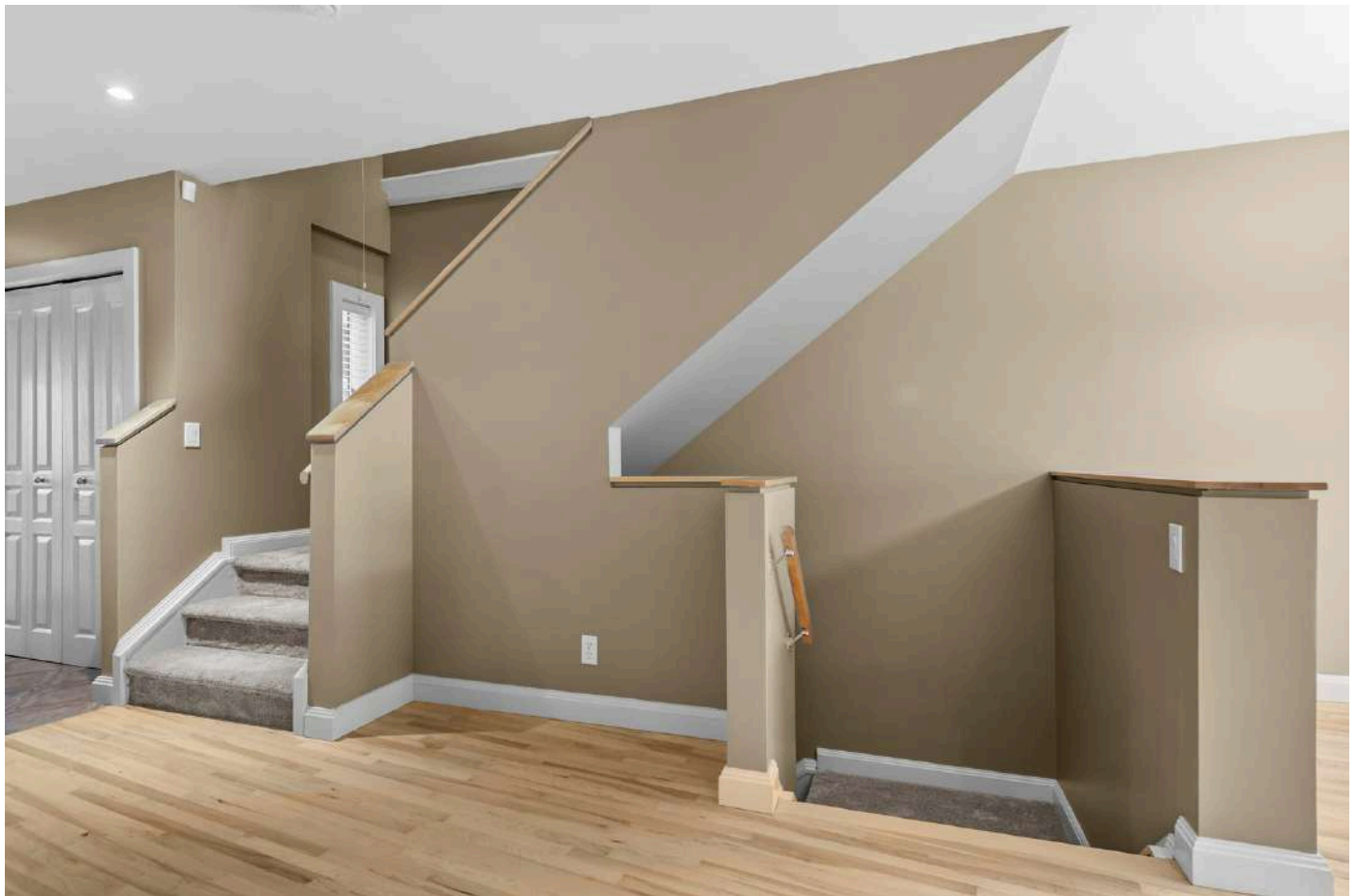








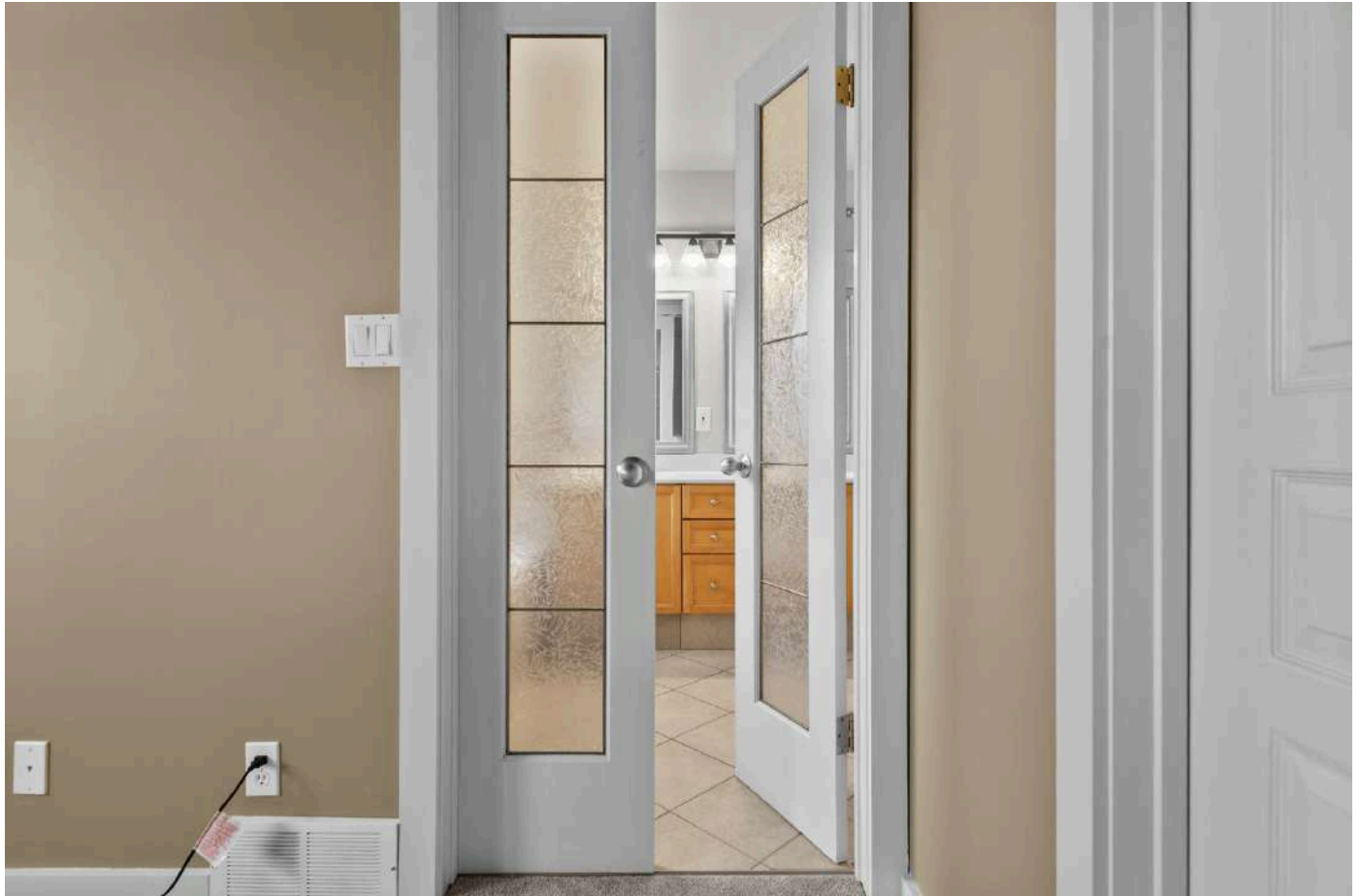




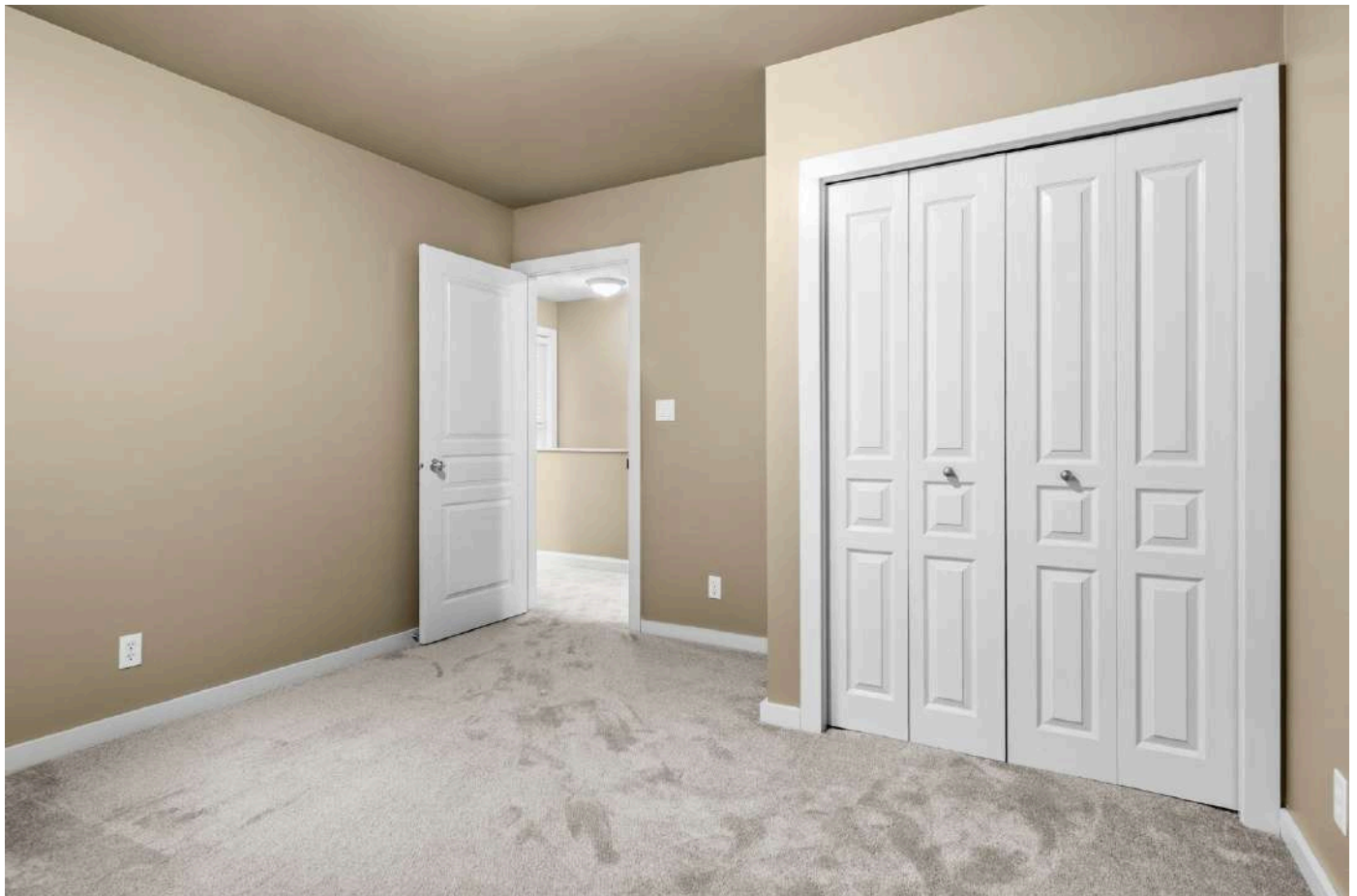
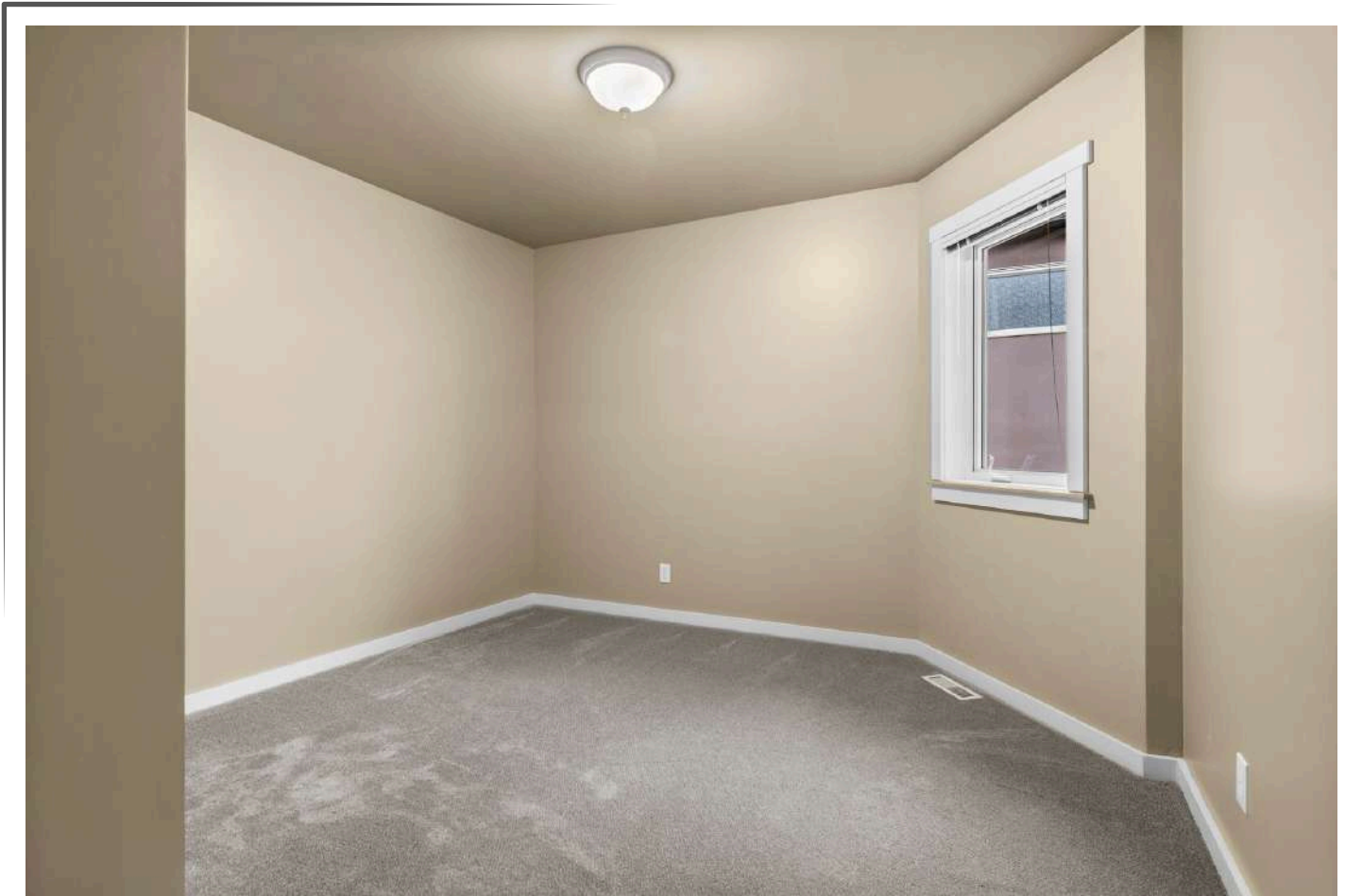




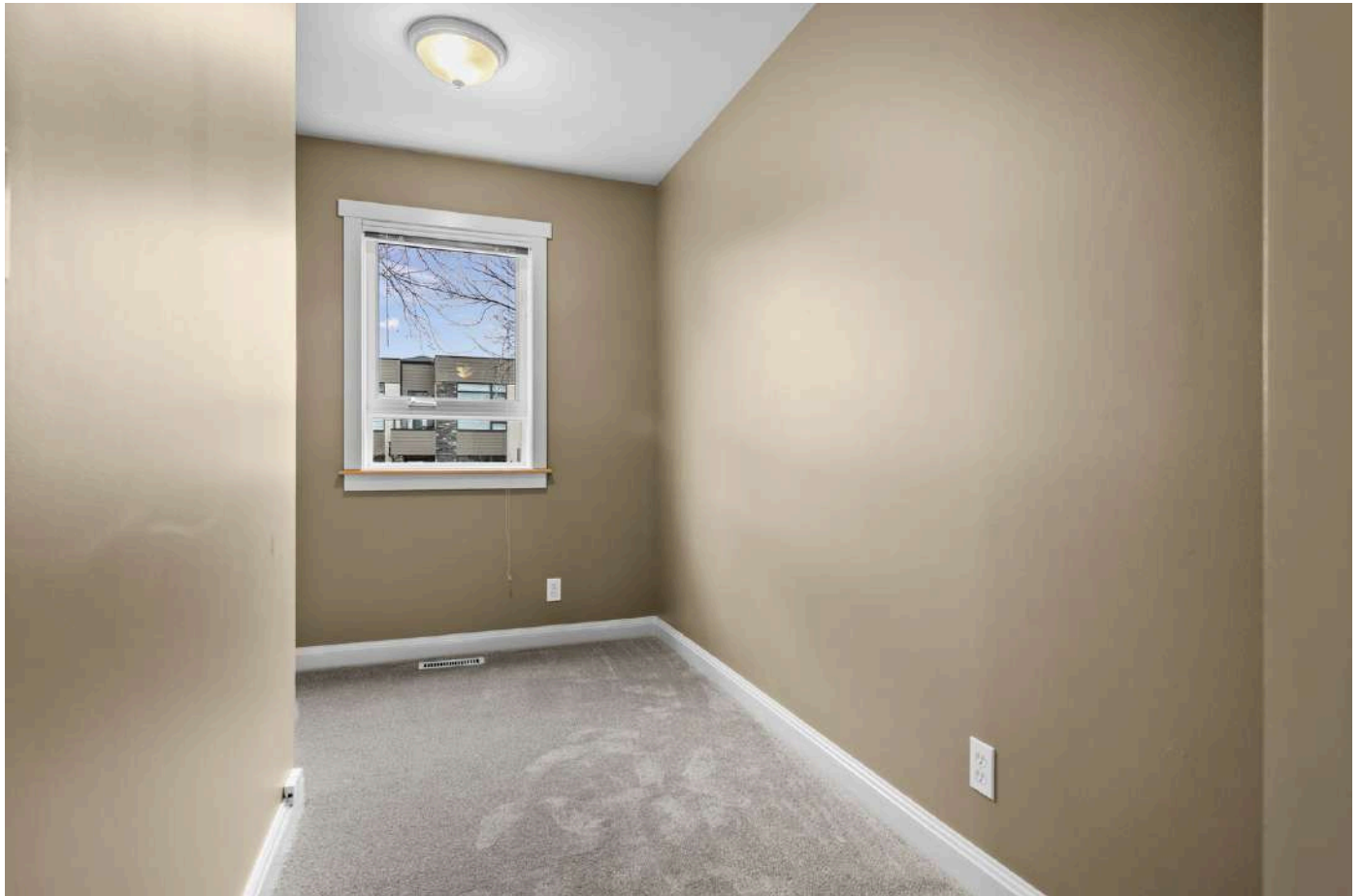


















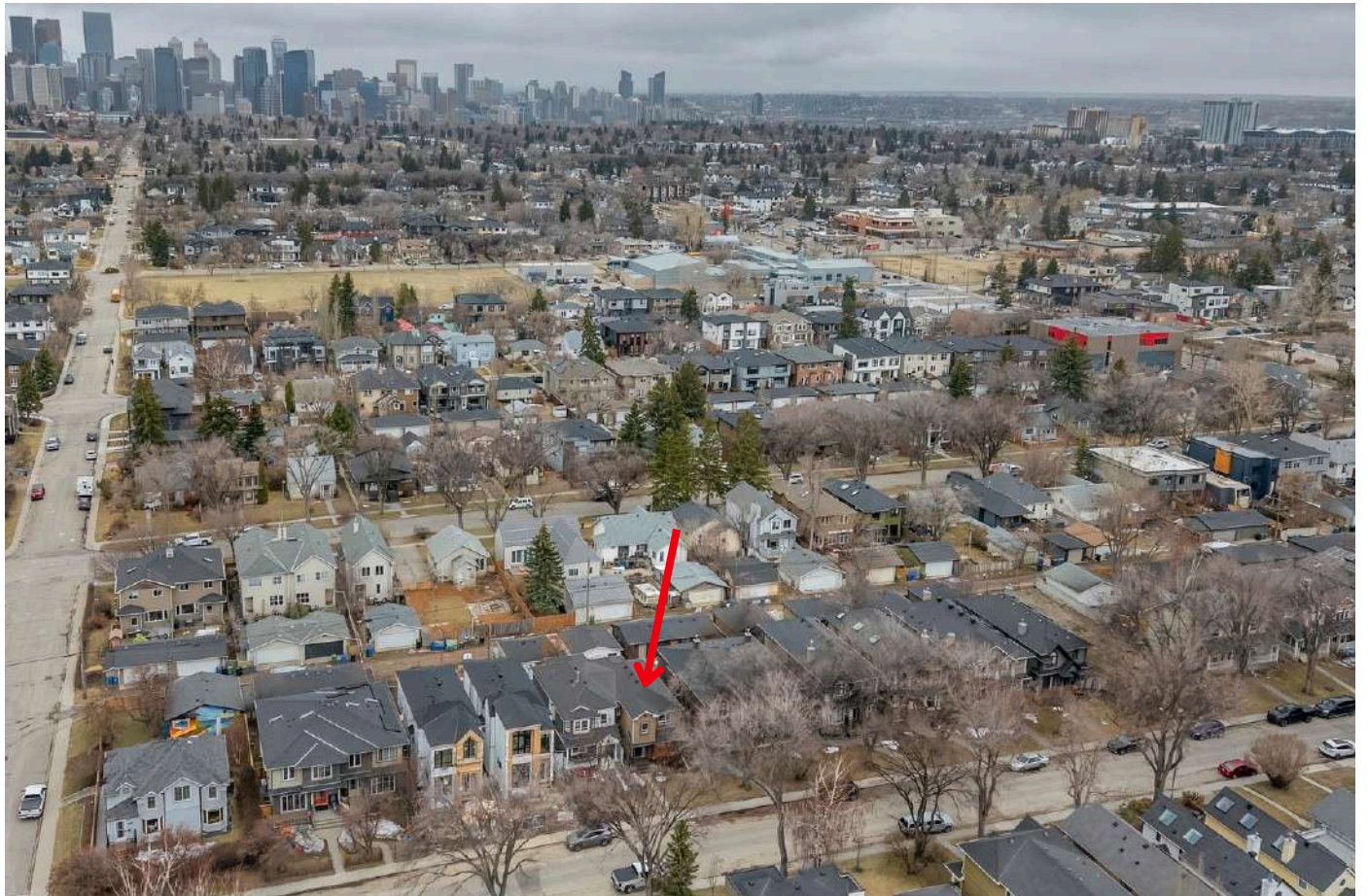


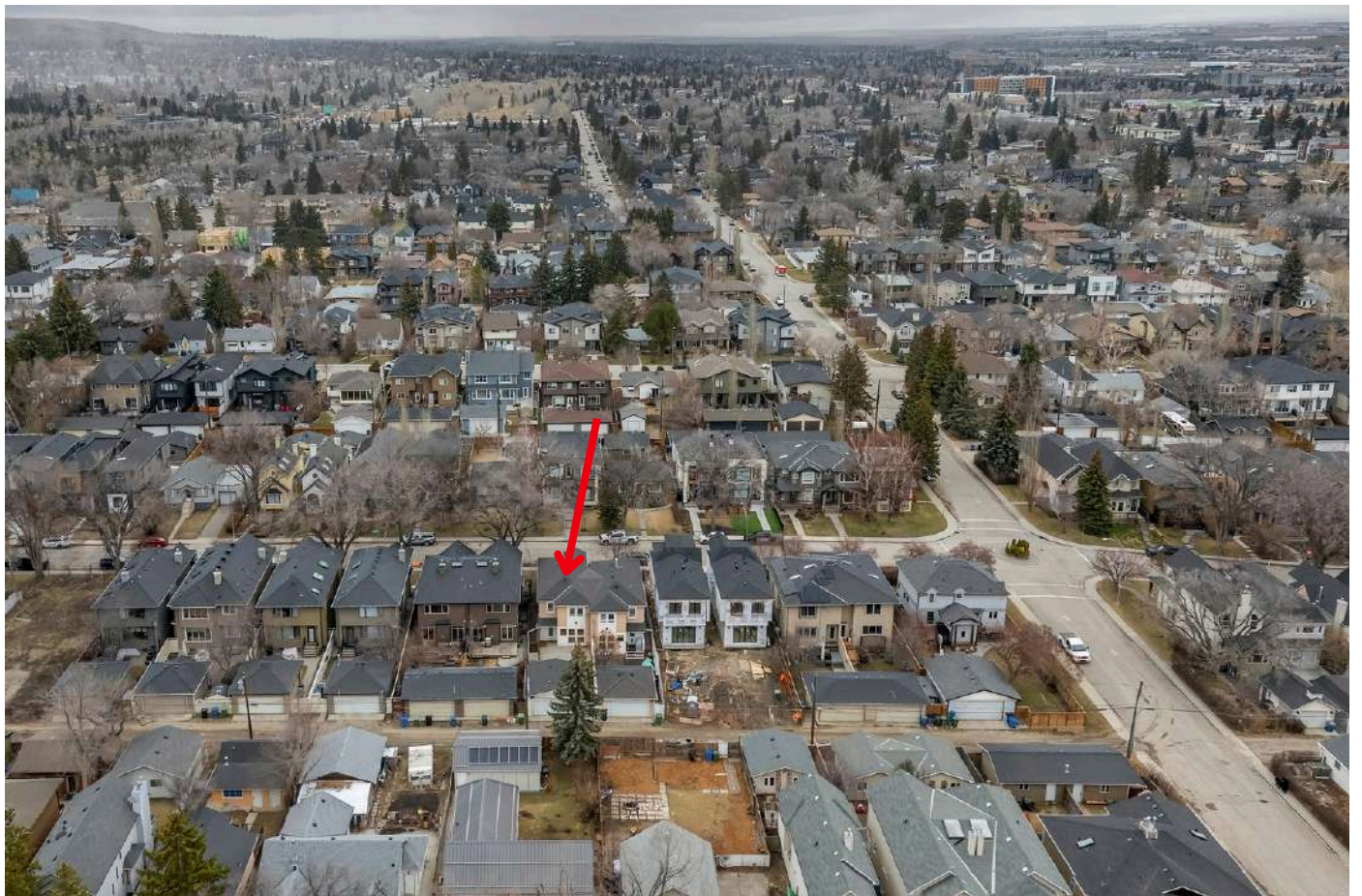
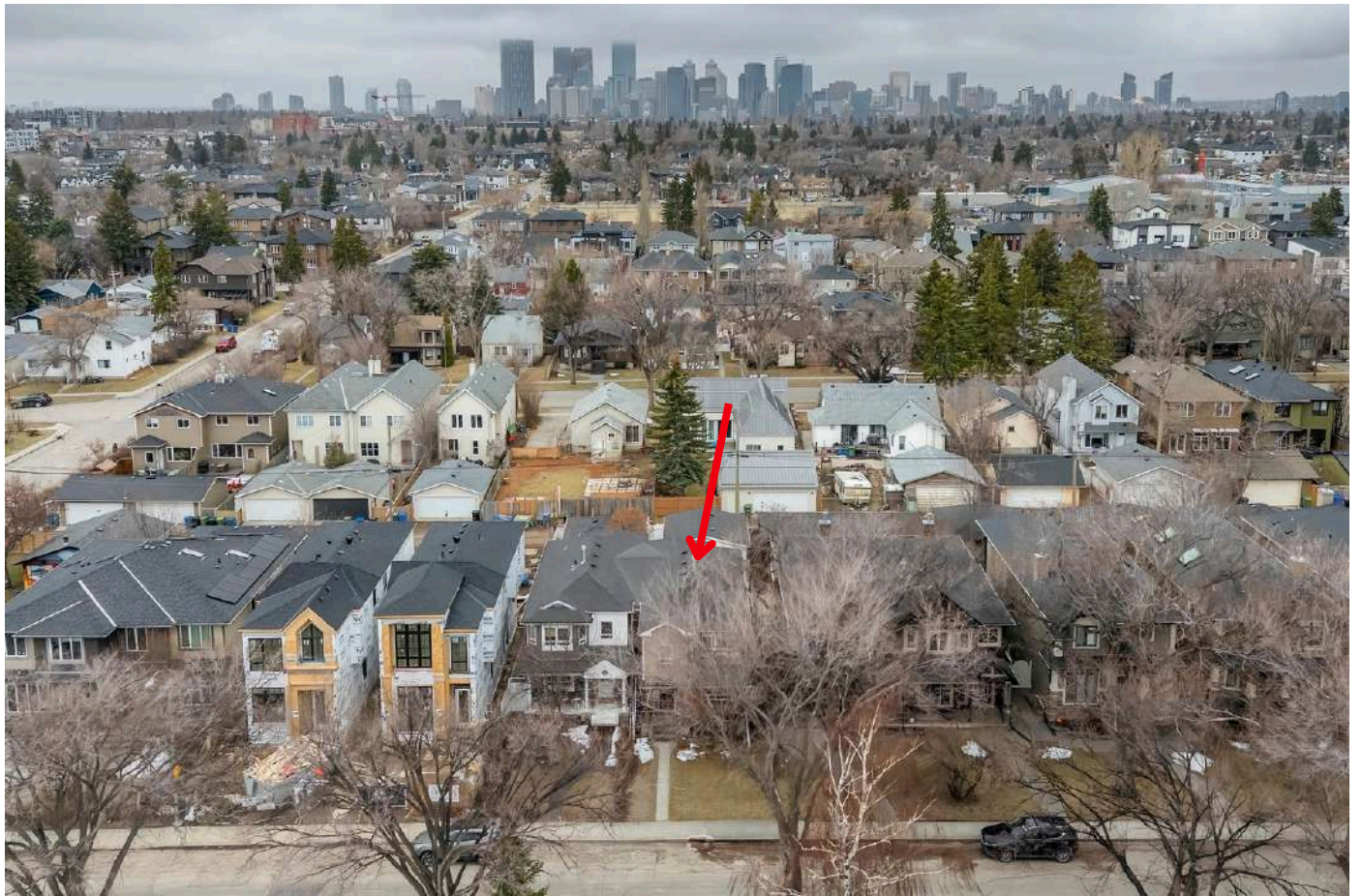












WELCOME TO

# MOUNT PLEASANT



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# THE COMMUNITY

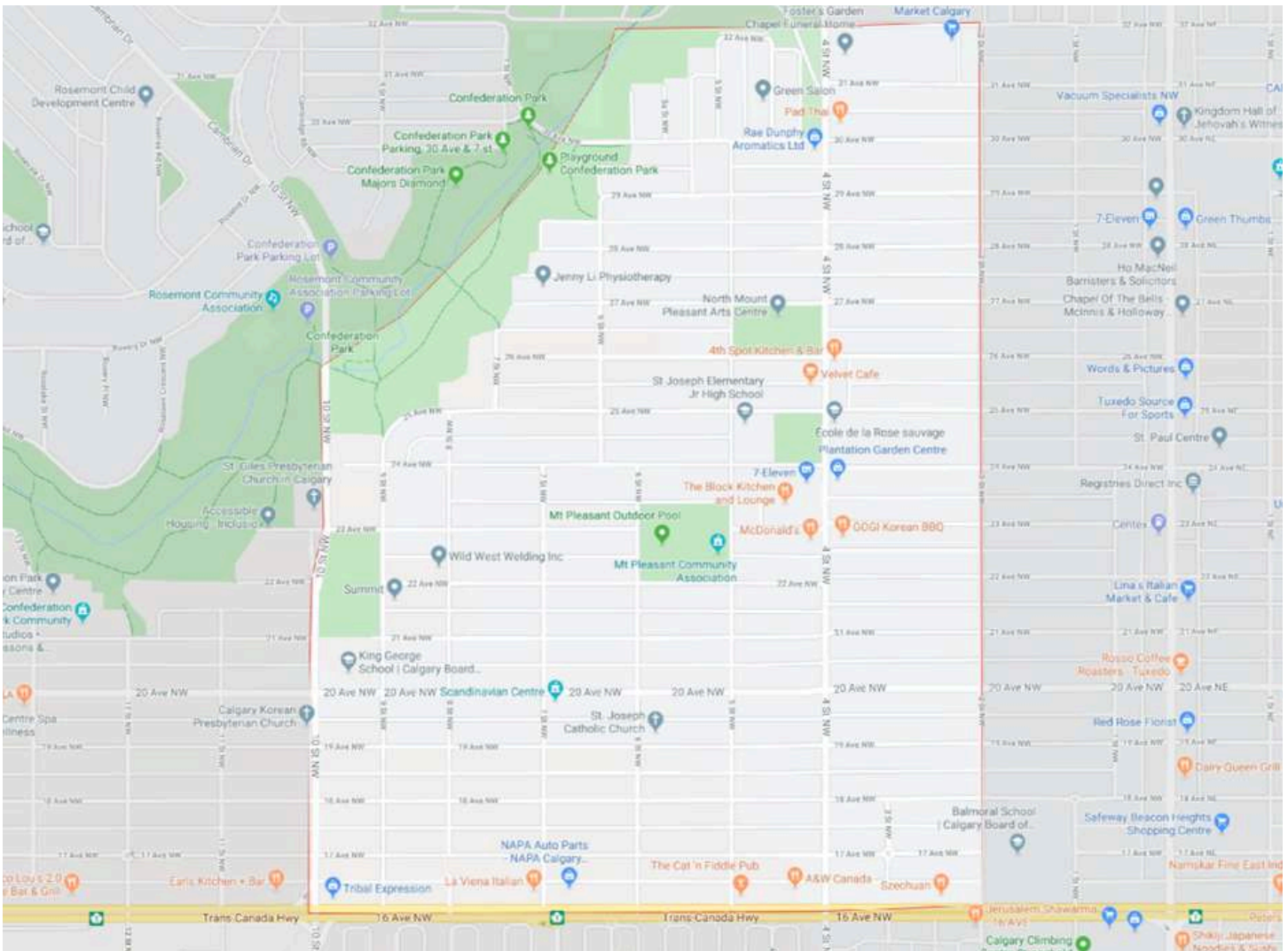
## WELCOME TO MOUNT PLEASANT

Mount Pleasant is a residential neighbourhood in the northwest quadrant of Calgary, Alberta. It is located immediately north from the Trans-Canada Highway and the community of Rosedale. To the north and west it is bounded by the Confederation Park.

This beautiful northwest Calgary neighborhood was established in 1912, and offers an abundance of green spaces, parks and playgrounds. Bordering the community to the north is Confederation Park. Mount Pleasant has 8 other Community Parks & Playgrounds.

### CITY OF CALGARY PROFILE:

<https://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/Mount-Pleasant.aspx>



# THE COMMUNITY

## MOUNT PLEASANT COMMUNITY ASSOCIATION

602 - 22nd Avenue NW

Tel: (403) 282-1314

<https://www.mpca.ca/>

Mount Pleasant Community Association has great facilities including a community hall, a sportsplex with ice rink and a great outdoor pool. The hall is on two levels. It also has an excellent green space surrounding the venue with a playground and lots of parking.

**FACEBOOK:** <https://www.facebook.com/MountPleasantCommunity>



### PUBLIC TRANSIT:

<http://www.calgarytransit.com/schedules-maps>

### LIBRARY

Louise Riley Library

1904 14 Ave NW . (403) 260-2600

<https://calgarylibrary.ca/>



# THE COMMUNITY

## LOCAL PARKS

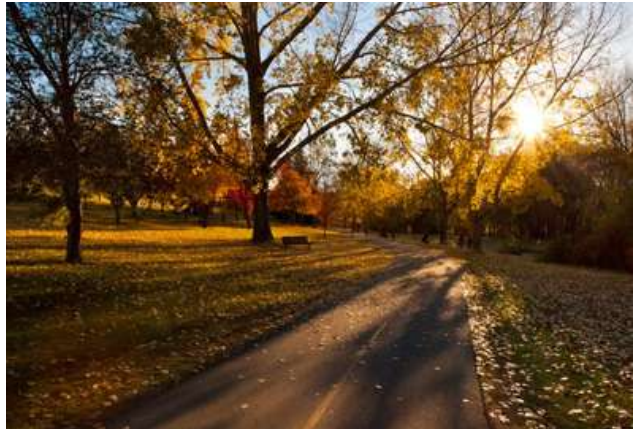
### CONFEDERATION PARK

905 30 Ave NW

(403) 268-2489

<https://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Confederation-Park.aspx>

Confederation Park in the northwest part of Calgary was once known as "the North Hill Coulee" and is home to the Confederation Park Golf Course. It features green space with playgrounds, picnic areas, tennis courts, pathways, baseball diamonds, a golf course, toboggan hills & other draws, including a wetland area.



### CONFEDERATION PARK GOLF COURSE

3204 Collingwood Dr NW

(403) 300-1002

<https://www.calgary.ca/CSPS/Recreation/Pages/Golf-courses/Confederation-Park.aspx>

Sports facility with 9 holes of golf, a putting green & a 2-level hitting bay with 47 stalls.



## OUTDOOR ACTIVITIES

There are 3 public golf courses located close to Mount Pleasant's boundaries, There are 3 tennis courts available to the general public, located at 31 Ave & 7 St. NW, and an outdoor hockey rink (SEASONALLY OPERATED) located at 608 29 Ave NW.



### LINK:

<http://www.mpca.ca/our-community/outdoor-sports.html>

# THE COMMUNITY

## DOG PARKS

Although Mount Pleasant is not home to any off-leash parks, the following link shows all of the off-leash areas are close by.

**LINK:** <http://www.mpca.ca/our-community/green-spaces-dog-pparks.html>



## PARKS & REC

### COMMUNITY PLAYGROUNDS & GREEN SPACES

#### NORTH MOUNT PLEASANT ARTS CENTRE GROUNDS

523 27 Ave NW

A nice green space and community garden.



### NORTH MOUNT PLEASANT ARTS CENTRE

523 27 Ave NW

Tel: (403) 221-3682

<http://www.calgary.ca/CSPS/Recreation/Pages/Arts-centres/North-Mount-Pleasant.aspx>

Providing fine arts experiences for all ages, abilities, and aspirations for more than 30 years. At this facility you can draw, paint, or try your hand on the potter's wheel. There are 3 studios dedicated to drawing & painting & 3 ceramic studios.



# THE COMMUNITY

## PARKS & REC

### COMMUNITY PLAYGROUNDS & GREEN SPACES

#### HORSY PARK -

3103 5 St NW

A nice green space and playground.



### LOCAL SCHOOLS GROUNDS

Offering open spaces, playgrounds, playing fields, baseball diamonds, basketball courts and more!

KING GEORGE SCHOOL - 9 STREET NW

ST. JOSEPH - 2512 5 ST NW

ÉCOLE DE LA ROSE SAUVAGE - 2512 4 ST NW



## SERVICES

### FIRE DEPARTMENT

**CALL 911 for all emergencies.**

Calgary Fire Station 7

2708 4 St NW



### POLICE

**CALL 911 for all emergencies.**

Calgary Police Service District 3 - North Haven

4303 14 St NW . (403) 428-6300



# SHOPS & SERVICES

## LOCAL SHOPS & SERVICES

that run along 4 St NW include restaurants, a lube shop, a music school, food & convenience store, law office, massage therapy, various services and more!



## HILL PARK SHOPS & SERVICES

that run along 4 St NW

Featuring a 7/11 convenience store, McDonalds & professional building with more services. There is also an auto service place and restaurant across the way.



## PLANTATION GARDEN CENTRE

4 street & 24 avenue NW



## 16th AVENUE NW SHOPS AND SERVICES

There are a huge variety of shops, services, restaurants, coffee shops & entertainment that run the length of 16 Avenue giving residents so many options.



# SHOPS & SERVICES

## 16TH AVENUE NW SHOPS, RESTAURANTS & SERVICES



### GROCERIES

Safeway - 1818 Centre Street NE #20

North Hill Co-op - 540 16 Ave NE

Lambda Oriental Foods Supermarket - 1423 Centre St N

Lina's Italian Market & Cafe - 2202 Centre St NE

Tops Supermarket - 1623 Centre St NW



## SHOPS & SERVICES CLOSE BY

### NORTH HILL SHOPPING CENTER

1632 14 Ave NW

Offering a variety of shops & services including Safeway, banks, food court & restaurants, a gym, fashion, beauty, medical services and so much more!

<http://northhillcentre.com/>



### CF MARKET MALL

3625 Shaganappi Trail NW

(403) 288-5466

<https://www.cfshops.com/market-mall>

CF Market Mall offers services and amenities for the entire family to enjoy. With over 200 retailers including The Hudsons Bay, Apple Store, Sport Chek, Toys-R-Us, Old Navy, a food court, movie theatre and more!



# SERVICES

## HOSPITALS / MEDICAL

### FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)  
1403 29 Street NW  
Phone: 403-944-1110 (Switchboard)

### ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)  
2888 Shaganappi Trail NW  
Phone: 403-955-7211

### COCHRANE COMMUNITY HEALTH CENTRE

OPEN 8AM to 10PM DAILY  
60 Grande Boulevard, Cochrane.  
Phone: 403-851-6000 (Switchboard)

### SHELDON M. CHUMIR HEALTH CENTRE

(OPEN 24 HOURS)  
1213 4 St SW  
(403) 955-6200

### PETER LOUGHEED CENTRE

(24 hour Emergency)  
3500 26 Ave NE  
(403) 943-4555

## DENTISTS

### MOUNT PLEASANT DENTAL CARE

602 16 Ave NW  
(403) 289-4411  
<http://mountpleasant.dental/>

### DR. DAVID CHAN DENTAL CLINIC

2902 Centre St NE  
(403) 230-2888

## WALK-IN CLINICS / DOCTORS

### MT PLEASANT MEDICAL CLINIC - DR M K MAH

519 23 Ave NW  
(403) 247-6966  
<http://www.mpmclinic.com/>

### NORTHMOUNT MEDICAL CENTRE

771 Northmount Dr NW  
(403) 289-1188  
<http://www.northmountmedical.com/>

## VETS

### BEDDINGTON TRAIL ANIMAL HOSPITAL

BAY 1, 176 Bedford Dr NE  
(403) 263-8101  
<http://www.beddingtonvet.com/>

### VCA CANADA FOREST LAWN ANIMAL HOSPITAL

2002 36 St SE  
(403) 272-0115  
<https://vcacanada.com/forestlawn/>

## CHIRO / PHYSIO +

### CHIROPRACTIC HEALTH CENTRE

2713 Centre St NW  
(403) 277-9339  
<https://chiro-doctor.com/>

### STRIVE PHYSIOTHERAPY - CENTRE ST N

2715 A Centre St NW  
(403) 765-0461  
<https://strivephysiotherapy.ca/>

# SCHOOLS

## PUBLIC SCHOOLS

### **Rosemont School (K-6)**

19 Rosevale Dr NW

403-777-6230

<http://school.cbe.ab.ca/school/rosemont/Pages/default.aspx>

### **Georges P. Vanier School (7-9)**

509 32 Ave NE

403-777-7460

<http://school.cbe.ab.ca/school/GPVanier/>

### **Crescent Heights High School (10-12)**

1019 1 St NW

403-276-5521

<http://schools.cbe.ab.ca/b815/>

## MUSIC SCHOOL

### **Alberta School of Music**

2614 4 St NW

(403) 619-8115

<http://albertaschoolofmusic.ca/>

### **Harmony Music School - Central**

2614 4 St NW

(403) 619-8115

<http://harmonymusicschool.ca/>

## FRENCH

### **École Francophone**

Public Du Nord-Est De

2512 4 St NW

## CATHOLIC SCHOOLS

### **St. Pius X School (K-6) Catholic**

2312 - 18 Street NW

403-500-2015

<https://www.cssd.ab.ca/schools/stpiusx/Pages/default.aspx>



### **St. Joseph School (K-9) Catholic**

2512 - 5 Street NW

403-500-2009

<https://www.cssd.ab.ca/schools/stjoseph/Pages/default.aspx>

### **St. Francis High School (10-12) Catholic**

877 Northmount Drive NW

403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>

### **SAIT**

1301 16 Ave NW

(403) 284-7248

<https://www.sait.ca/>

### **Alberta University of the Arts**

1407 14 Ave NW

(403) 284-7600

<https://www.auarts.ca/>