

# \$679,900 - 402 28 Avenue Nw, Calgary

MLS® #A2205115

**\$679,900**

5 Bedroom, 3.00 Bathroom, 1,260 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Solid home with gleaming hardwood floors and a wood burning fireplace in the living room. Live up and rent the suite, (illegal) or live in the spacious 2 bedroom suite which has large windows to bring in natural light and rent the larger 3 bedroom unit out to help with the mortgage. House has been professionally cleaned and is awaiting your painting and decorating skills.

Built in 1979

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2205115          |
| Price          | \$679,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,260             |
| Acres          | 0.07              |
| Year Built     | 1979              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 2 Storey, Up/Down |
| Status         | Active            |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 402 28 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |



|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2M 2K6 |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                       |
| Appliances        | Refrigerator, Stove(s), Window Coverings, See Remarks |
| Heating           | Forced Air, Natural Gas                               |
| Cooling           | None                                                  |
| Fireplace         | Yes                                                   |
| # of Fireplaces   | 1                                                     |
| Fireplaces        | Masonry, See Remarks, Wood Burning, Living Room       |
| Has Basement      | Yes                                                   |
| Basement          | Full, Suite                                           |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Lane, Corner Lot |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco, Wood Frame    |
| Foundation        | Wood                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 23rd, 2025 |
| Days on Market | 26               |
| Zoning         | R-CG             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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