

# \$749,000 - 6024 28 Avenue Ne, Calgary

MLS® #A2206185

**\$749,000**

3 Bedroom, 3.00 Bathroom, 1,164 sqft  
Residential on 0.12 Acres

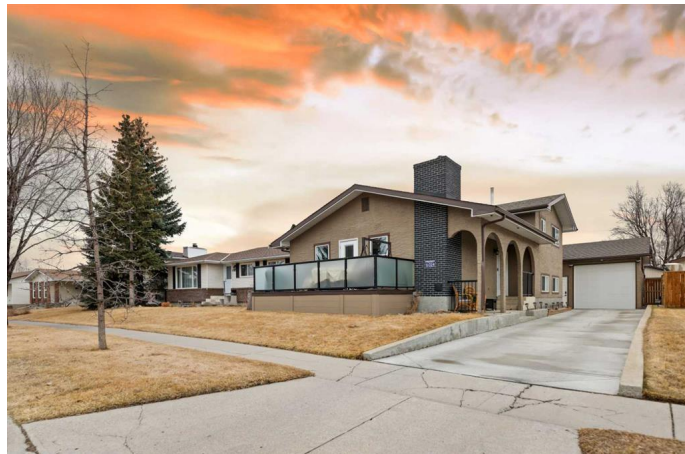
Pineridge, Calgary, Alberta

Luxurious Fully Renovated 4-Level Split in the Heart of Pineridge! 2275 sqft of living space and 1164 sqft above grade-

Welcome to 6024 28 Ave NE, a beautifully high-end renovated home offering a perfect combination of elegance, functionality, and modern upgrades. This 4-level split boasts an open-concept design, featuring 3 bedrooms, 2.5 bathrooms, and three spacious living areas, making it ideal for families or entertainers.

Step inside to discover newer hardwood flooring, granite tile, and a gourmet kitchen with granite countertops and newer stainless steel appliances. The primary suite includes a private ensuite, and all bathrooms have been meticulously upgraded with luxury finishes. A gas fireplace adds warmth and sophistication to the main living space, while automated blinds in the living and dining areas provide effortless light control and privacy at the touch of a button.

This home is equipped with a newer high-efficiency furnace and central air conditioning, ensuring year-round comfort. A tankless continuous hot water system provides unlimited hot water. A home water softener further enhances convenience by protecting plumbing and appliances while providing soft, clean water throughout. While extra storage inside and outside enhances practicality.



A state-of-the-art security system secures the entire compound from all angles, offering peace of mind and 24/7 protection. Sensor lighting and soffit lighting add a touch of modern elegance and security.

Outside, the new stucco exterior boosts curb appeal, while the composite deck with glass railing provides a stylish and private outdoor retreat. A full irrigation system with sprinklers keeps the yard lush and green, complemented by a newer fence for added privacy. For ultimate outdoor convenience, the home includes gas rough-ins on the deck and at the back of the house, perfect for BBQing, a firepit, or even a future hot tub setup.

Adding even more versatility, this home features a separate entrance at the back, offering excellent potential for rental income, a private in-law suite, or easy multi-generational living.

For car enthusiasts or those needing workspace, the triple heated garage is a standout feature! Fully insulated, drywalled, and equipped with epoxy flooring, it boasts 12-foot ceilings, its own electrical panel, and a massive driveway, offering ample parking and storage. Additionally, side-mounted garage door openers have been installed on both doors for a sleek and space-saving solution.

Located in the heart of Pineridge, this exceptional home is close to schools, parks, shopping, and transit. Don't miss out on this rare opportunity—schedule your private viewing today!

Built in 1975

## **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2206185      |
| Price          | \$749,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,164         |
| Acres          | 0.12          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 6024 28 Avenue Ne |
| Subdivision | Pineridge         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 2E6           |

### **Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 8                                               |
| Parking        | Off Street, Parking Pad, Triple Garage Detached |
| # of Garages   | 3                                               |

### **Interior**

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Crown Molding, Granite Counters, Open Floorplan, Pantry, See Remarks, Separate Entrance, Tankless Hot Water, Vinyl Windows, Smart Home |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Built-In Range                                   |
| Heating           | Forced Air                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                      |
| Fireplaces        | Gas                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                    |

Basement Finished, Full

## Exterior

Exterior Features BBQ gas line, Private Yard, Storage

Lot Description Back Lane

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 28th, 2025

Days on Market 6

Zoning R-CG

## Listing Details

Listing Office URBAN-REALTY.ca

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.