## \$1,049,000 - 911 22 Avenue Nw, Calgary

MLS® #A2223251

### \$1,049,000

4 Bedroom, 4.00 Bathroom, 1,975 sqft Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

# MOVE-IN READY | MODERN FARMHOUSE | 4 BEDROOMS + HOME OFFICE | SOUTH-FACING BACKYARD | STEPS TO CONFEDERATION PARK

Welcome to this stunning Modern Farmhouse in the heart of Mount Pleasant, offering over 2,850 sq ft of developed living space and just a few minutes walk to Confederation Park, playgrounds, outdoor rinks, and 4th Street amenities! Featuring 4 bedrooms, a dedicated home office, and a sunny south-facing backyard, this home blends elegant design with everyday functionality.

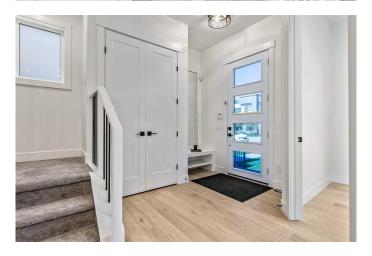
The open-concept main floor showcases  $10\hat{a} \in \mathbb{T}^M$  ceilings, engineered hardwood flooring, custom millwork, and upscale finishes throughout. The chef-inspired kitchen is the perfect space for entertaining and includes full-height custom cabinetry, a central island with flush eating bar, quartz countertops, and premium stainless-steel appliances. A spacious living area features an inset gas fireplace, custom built-ins, and views of the sunny backyard—perfect for entertaining or relaxing with family.

The main floor also includes a private front office, ideal for working from home, a large dining area, a rear mudroom with built-ins, and a stylish powder room.

Upstairs, the primary suite impresses with a beautiful tray ceiling, large walk-in closet, and a spa-inspired 5-pc ensuite with heated floors, dual vanities, a glass-enclosed steam shower, a free-standing soaker tub, and private water







closet. Two additional bedrooms feature tray ceilings and share a 4-pc bathroom with full tile surrounding the shower and quartz counters. The convenient laundry room completes the upper level.

The fully developed basement offers a spacious rec room, wet bar, flex space, a fourth bedroom with walk-in closet, and another full 4-pc bath – an ideal space for guests, teens, or entertaining.

Enjoy life in this mature, family-friendly community with quick access to schools (King George School, St. Joseph, SAIT, and U of C), local shops and eateries (Velvet Café, 4th Spot, Milk Ice Cream).

Don't miss your chance to live in one of Calgary's most desirable inner-city neighborhoods. Book your showing today!

Built in 2023

#### **Essential Information**

MLS® # A2223251

Price \$1,049,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,975
Acres 0.07
Year Built 2023

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

### **Community Information**

Address 911 22 Avenue Nw

Subdivision Mount Pleasant

City Calgary
County Calgary
Province Alberta
Postal Code T2M 1P5

**Amenities** 

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Double Vanity,

High Ceilings, No Animal Home, No Smoking Home, See Remarks,

Walk-In Closet(s), Wet Bar, Tray Ceiling(s), Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Microwave, Oven-Built-In,

Refrigerator, Washer/Dryer, Gas Cooktop

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt

Construction Composite Siding, Mixed

Foundation Poured Concrete

**Additional Information** 

Date Listed May 30th, 2025

Days on Market 18

Zoning R-CG

**Listing Details** 

Listing Office The Real Estate District

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