# \$974,999 - 911 22 Avenue Nw, Calgary

MLS® #A2223251

#### \$974,999

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.

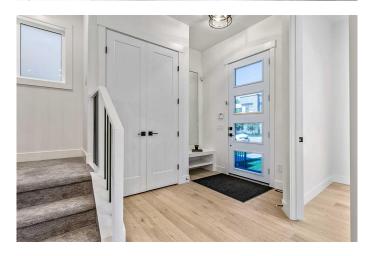
The open-concept main floor showcases  $10\hat{a}$ €<sup>TM</sup> ceilings, engineered hardwood flooring, custom millwork, and upscale finishes throughout. The chef-inspired kitchen is the perfect space for entertaining and includes full-height custom cabinetry, a central island with flush eating bar, 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 \$974,999

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, Closet Organizers, Central Vacuum, Double Vanity,

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

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

Appliances Central Air Conditioner, Dishwasher, Refrigerator, Oven-Built-In, Gas

Cooktop, Microwave, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement 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 155

Zoning R-CG

## **Listing Details**

Listing Office The Real Estate District

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.