

# \$1,140,000 - 456 22 Avenue Nw, Calgary

MLS® #A2220856

**\$1,140,000**

5 Bedroom, 4.00 Bathroom, 1,869 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Discover exceptional inner-city living with this custom-built home offering over 2,700 sq ft of thoughtfully designed living space in sought-after Mount Pleasant. With 5 BEDROOMS, 3.5 BATHROOMS and a LEGAL SUITE with side entry, this is the perfect fit for families, investors, or multi-generational living. Step inside to a light-filled main floor with sunny SOUTH EXPOSURE, a built-in bench and dual mudrooms, and a POCKET OFFICE with custom built-ins—perfect for remote work. The spacious central kitchen features a striking 14-ft island, stainless steel appliances, and built-in wall oven and microwave, all flowing seamlessly to connect the dining area and rear living room. Living room features a gas fireplace, custom built-ins, and rear PATIO DOOR for indoor-outdoor enjoyment. Upstairs, the luxurious VAULTED CEILING primary suite boasts a large walk-in closet and a stunning 5-piece ensuite with tray ceiling, free-standing tub, and full-height tiled shower with bench. Two additional bedrooms each include TRAY CEILING accents, while the upper laundry room adds convenience with its own sink and cabinetry. The fully developed basement offers a self-contained legal suite with 2-bed layout, SECOND LAUNDRY (with sink & stacked washer/dryer), plus dual access to the mechanical room—perfect as a mortgage helper or private space for extended family. All this in beautiful Mount Pleasant—just minutes to downtown with easy access to major roads, steps to



Confederation Park, the Mount Pleasant Community Sportsplex, proximity to excellent schools, and top post-secondary campuses. Enjoy peaceful, tree-lined streets and vibrant inner-city convenience in one of Calgary's most desirable neighborhoods. Still time to customize interior finishes and make it your own!

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2220856               |
| Price          | \$1,140,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,869                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 2 Storey |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 456 22 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 1N3          |

**Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Double Garage Detached, Garage Faces Rear, Alley Access, On Street |
| # of Garages   | 2  |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Pantry, Walk-In Closet(s), Closet Organizers, Recessed Lighting, Sump Pump(s)   |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Oven-Built-In, Electric Range, Gas Cooktop, Range, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Rough-In  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite, Walk-Up To Grade   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Rain Gutters  |
| Lot Description   | Back Yard, Landscaped, Back Lane, Front Yard, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 98             |
| Zoning         | RC-G           |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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