

911 22 Avenue NW  
Calgary, Alberta

MLS # A2223251

\$974,999

|           |                                       |        |                  |
|-----------|---------------------------------------|--------|------------------|
| Division: | Mount Pleasant                        |        |                  |
| Type:     | Residential/Duplex                    |        |                  |
| Style:    | 2 Storey, Attached-Side by Side       |        |                  |
| Size:     | 1,975 sq.ft.                          | Age:   | 2023 (2 yrs old) |
| Beds:     | 4                                     | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached                |        |                  |
| Lot Size: | 0.07 Acre                             |        |                  |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot |        |                  |

|             |                                |            |      |
|-------------|--------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas        | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood | Sewer:     | -    |
| Roof:       | Asphalt                        | Condo Fee: | -    |
| Basement:   | Full                           | LLD:       | -    |
| Exterior:   | Composite Siding, Mixed        | Zoning:    | R-CG |
| Foundation: | Poured Concrete                | Utilities: | -    |

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Mini fridge in wet bar in basement

**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' 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 Cafacute;, 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!