

812 22 Avenue NW
Calgary, Alberta

MLS # A2167427



\$1,249,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,921 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Legal Basement Suite, 3 Beds Up + 2 Down, only two blocks from Confederation Park, Downtown Views from Primary Room, and 11' Ceilings on the main floor. Exclusive pre-sale opportunity on the highly sought-after Mount Pleasant. This residence boasts a distinctive design by JTA designs and a meticulously planned layout. A total of over 2,827 SQFT includes a legal basement suite, a separate side entrance, and dedicated laundry facilities. As you step inside, a grand foyer welcomes you, leading to a main floor adorned with 11ft ceilings and hardwood flooring throughout. The formal dining room features custom wainscoting and is bathed in natural light from large windows. The impressive kitchen showcases a sprawling 14ft waterfall island, complemented by high-end appliances, gold and black accents, white oak shaker cabinetry, a plaster chimney, a Black sill granite sink, and under-cabinet lighting with quartz countertops. The separate mudroom features lots of storage with built-ins and a bench. The great room is highlighted by a custom gas fireplace with brick finish, white oak cabinet shelves, and an adjacent spacious mudroom with built-ins. Heading upstairs featuring hardwood flooring, a 9ft ceiling sets the stage for a primary bedroom with vaulted ceilings and wainscoting, along with a luxurious 5-piece ensuite featuring in-floor heating and a steam shower rough-in. Two additional generously sized bedrooms, both with walk-in closets, and access to the 3-piece bath from on the bedrooms, and a laundry room complete the upper level. The fully finished legal basement suite features a sizeable rec room, a large kitchen, two additional bedrooms, and a 3-piece bath. Additional features include two furnaces with HRVs for enhanced efficiency and air quality, custom built-in closets, rough-ins for A/C, ceiling speakers, alarm systems, exterior cameras, and the

option to choose additional upgrades. Close to parks, schools, shopping, two blocks from Confederation Park, easy access to SAIT, UofC, The Children's Hospital, Foothills Hospital & easy access to the LRT, Highway 1 & Deerfoot Trail. – Call today!!