

# \$1,025,000 - 911 22 Avenue Nw, Calgary

MLS® #A2223251

**\$1,025,000**

4 Bedroom, 4.00 Bathroom, 1,975 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

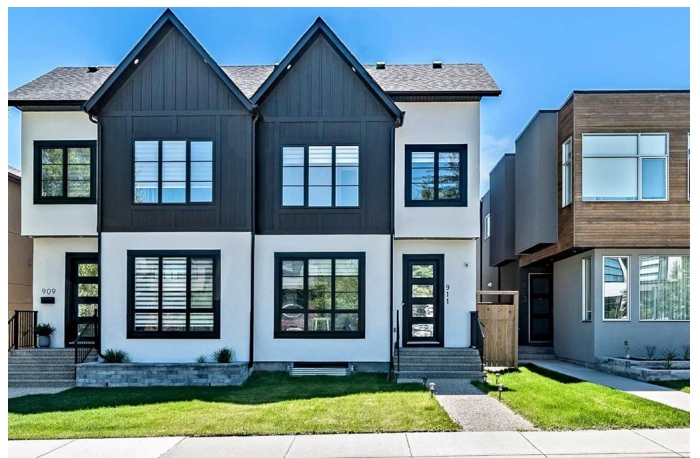
**MOVE-IN READY | MODERN FARMHOUSE |  
4 BEDROOMS + HOME OFFICE |  
SOUTH-FACING BACKYARD | STEPS TO  
CONFEDERATION PARK**

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'™ 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	\$1,025,000
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), Tray Ceiling(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Oven-Built-In
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, Rectangular Lot, Back Yard
Roof	Asphalt
Construction	Composite Siding, Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	85
Zoning	R-CG

### Listing Details

Listing Office	The Real Estate District
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