

# \$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	2 Storey, Side by Side
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	Alley Access, Double Garage Detached, Garage Faces Rear, On Street
# of Garages	2

**Interior**

Interior Features	Closet Organizers, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Range
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 Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	76
Zoning	RC-G

## Listing Details

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

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.