

# \$999,999 - 911 22 Avenue Nw, Calgary

MLS® #A2223251

**\$999,999**

4 Bedroom, 4.00 Bathroom, 1,975 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

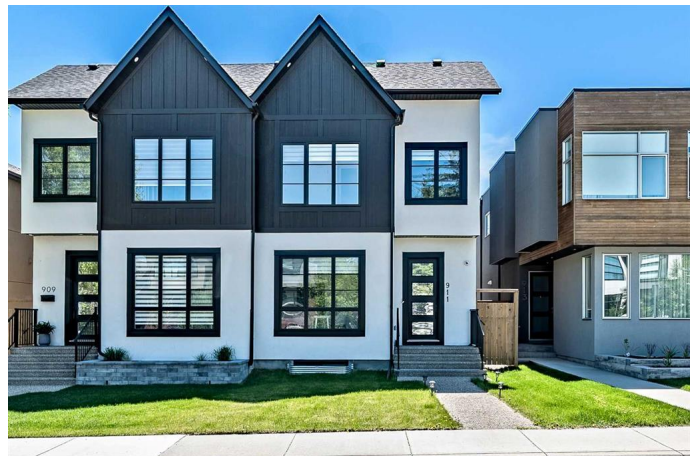
**MOVE-IN READY | MODERN FARMHOUSE |  
4 BEDROOMS + HOME OFFICE |  
SOUTH-FACING BACKYARD | STEPS TO  
CONFEDERATION PARK**

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          | \$999,999              |
| 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, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Oven-Built-In, Gas Cooktop                                                                                         |
| 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, Back Yard, Rectangular Lot |
| Roof              | Asphalt                               |
| Construction      | Composite Siding, Mixed               |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 94             |
| Zoning         | R-CG           |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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