

\$975,000 - 830 22 Avenue Nw, Calgary

MLS® #A2142439

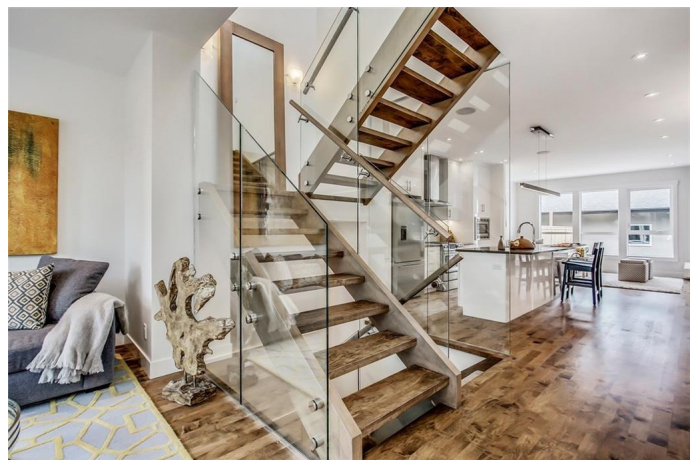
\$975,000

4 Bedroom, 4.00 Bathroom, 1,922 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Located on a QUIET TREE LINED street in the heart of MOUNT PLEASANT, this spectacular 4 BEDROOM, 4 BATHROOM home focuses on an ENVIRONMENTALLY FRIENDLY building approach which is reflected in every element of the DESIGN, CHOICE OF MATERIALS & THE CONSTRUCTION PROCESS. The kitchen features cabinetry by KITCHEN CRAFT, VICOSTONE QUARTZ countertops, HANS GROHE faucets, BIANCO SIL GRANITE double sink plus BOSCH & FISHER PAYKEL APPLIANCES. The main level also has a large dining room, a living room and separate family room as well as a mud room and formal front entrance. Upstairs are the three bedroom including the primary bedroom with its dramatic vaulted ceiling and a large walk-in closet with fabulous built-ins. The PRIMARY bathroom features 10MM GLASS, KOHLER faucets, RIOBEL SHOWERS, TOTO LOW FLOW toilets, IN-FLOOR HEATING & a LARGE SOAKER tub. Two additional bedrooms and another full bathroom complete the upper level in addition to a large laundry room with a sink, built-ins and loads of windows. The lower level showcases the 4th bedroom, a 3 piece bath with shower and a large media/Family room. Through a diligent & conscientious nod to SUSTAINABILITY, this home provides PREMIUM QUALITY & CONTEMPORARY FINISHING that requires a minimum amount of maintenance. Using materials such as a ZERO VOC PAINT, SITE FINISHED LOW



EMISSION MAPLE FLOORING with a SOLID MAPLE OPEN TREAD STAIR CASE & RAILING and CRI Green Label Plus LOW EMISSION CARPET with 8 lb. underlay, attention to a clean living environment is key. Architecturally the CLERESTORY DESIGN & OPEN VAULTED CEILINGS maximizes daylight & improves air flow throughout the house. This home features a CONTEMPORARY & TRANSITIONAL LIGHTING PACKAGE, LED LIGHTING throughout, B/I SPEAKER SYSTEM, DOLBY SURROUND SOUND (lower level) HOME AUTOMATION ready , INTERNET WIRED in all rooms, roughed in VACUFLOW, & R/I In-floor heating in basement.

Built in 2014

Essential Information

MLS® #	A2142439
Price	\$975,000
Sold Price	\$950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,922
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	830 22 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2M 1P2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dryer, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Level, Rectangular Lot
Roof	See Remarks
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2024
Date Sold	July 16th, 2024
Days on Market	28
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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