

\$1,238,000 - 817 22 Avenue Nw, Calgary

MLS® #A2150348

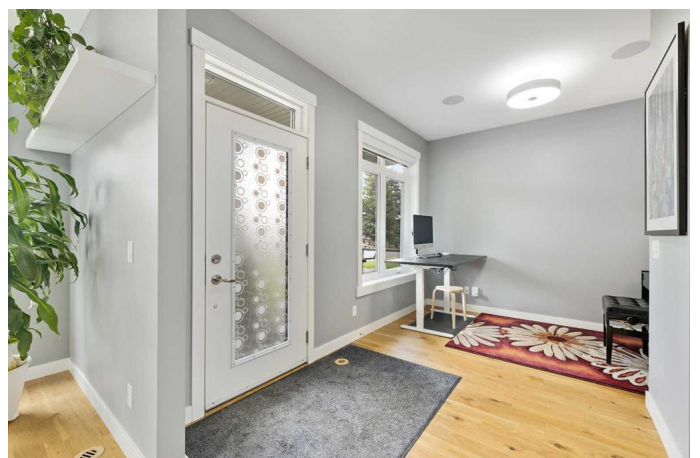
\$1,238,000

5 Bedroom, 4.00 Bathroom, 2,313 sqft

Residential on 0.09 Acres

Mount Pleasant, Calgary, Alberta

Executive custom built 2 storey, air conditioned home in showhome condition. Rare triple detached garage and a south facing backyard. Total of 5 bedrooms and 4 bathrooms. Very bright and open plan with 9 foot ceilings on the main floor. The main floor consists of a flex room that is ideal for a living or dining room, as well as an office area. The gourmet kitchen boasts upgrades such as a centre kitchen island, quartz countertops, and a walk through butlers pantry. The kitchen is open to an eating area and a huge great room with a gas fireplace. Patio doors lead out to a duradek with a gas line for barbecue and a beautifully landscaped backyard with a patio. The main floor is completed with a mudroom and laundry room. Staircase leads upstairs to a large primary bedroom with vaulted ceilings and a walk-in closet with built-ins. The 5 piece spa like ensuite is equipped with heated floors, large soaker tub and oversized shower. The upper floor consists of 3 other good sized bedrooms with a 4 piece main bathroom. Developed basement with a large family room, workout or office area, wet bar, and recreation area. The basement has an additional bedroom and 3 piece bathroom. This home boasts many upgraded utilities such as radiant floor heat in the basement, Naiven tankless hot water heater, and smart home technology with built in speakers in the primary bedroom, ensuite and basement. Quiet location within walking distance to schools, amenities and transportation.



Built in 2013

Essential Information

MLS® #	A2150348
Price	\$1,238,000
Sold Price	\$1,220,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,313
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	817 22 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1P3

Amenities

Parking Spaces	2
Parking	Garage Door Opener, Insulated, Triple Garage Detached

Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Stone Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	July 19th, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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