

\$974,888 - 824 22 Avenue Nw, Calgary

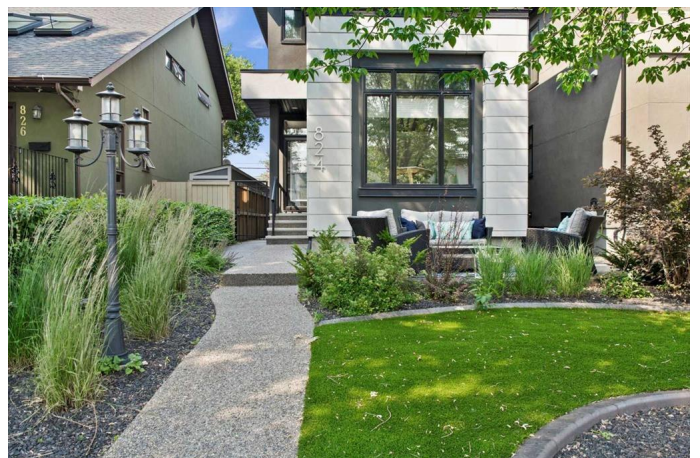
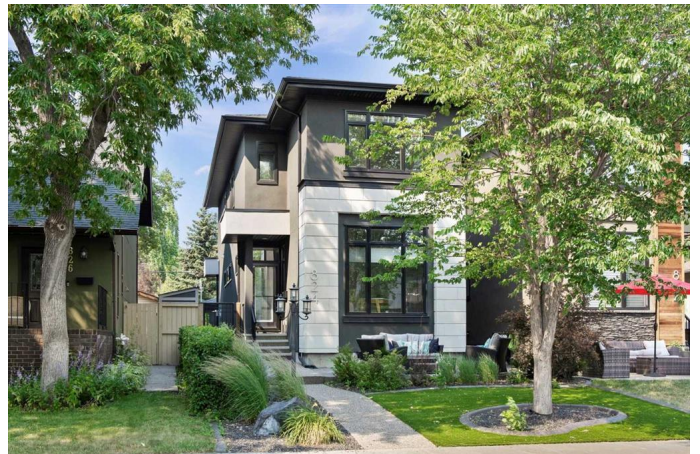
MLS® #A2153564

\$974,888

4 Bedroom, 4.00 Bathroom, 1,876 sqft
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Step into the heart of Mount Pleasant and discover a hidden gem with amazing curb appeal and a mature low maintenance landscape. This 2-storey, 4-bedroom family home feels as new as the day it was built. With over 2,700 square feet of air-conditioned living space, this residence by award-winning Landmark Homes promises a lifestyle of comfort and elegance. As you enter, you are greeted by the expanse of the sunny main level and the open floor plan. The kitchen, a chef's paradise, boasts ceiling-height cabinetry complete with recessed under-cabinet lighting. Imagine the aroma of freshly brewed coffee from your own dedicated station, or the sizzle of gourmet meals prepared on the premium stainless steel gas stove. Quartz countertops, a corner pantry, and a large center island invite both culinary creativity & casual gatherings. Adjacent, the dining room, illuminated by a series of clerestory windows, sets the stage for memorable family dinners & celebrations. The living room beckons with its natural gas fireplace, framed in floor-to-ceiling tile, offering warmth and a serene view of the rear outdoor space. At the front of the house, a spacious office provides the perfect transition from your workday to family time, ensuring productivity without sacrificing comfort. The sky lit staircase leads you to 3 bedrooms including the private retreat of the primary bedroom. The owner's space is generously sized & will easily accommodate large bedroom furnishings. The luxurious



5-piece ensuite is your personal spa, featuring automatic under-cabinet lighting, heated floors, dual sinks, a glass stand-up shower, and a soothing soaker tub. Two more bedrooms, a 4-piece bathroom, and convenient laundry are also on this level. The lower level extends the living space with heated floors throughout. Here, the 4th bedroom and a 3-piece bathroom with a stand-up shower provide privacy for guests. The large family room, complete with a stylish wet bar, becomes the hub for entertainment, while an adjacent exercise room encourages a healthy lifestyle. Triple-pane windows ensure energy efficiency & tranquility, while central air conditioning maintains comfort year-round. The lower windows, encased in attractive concrete window wells enhance natural lighting. Step outside to the sun-drenched, charcoal-stamped concrete south facing front patio, where you can wrap up your day with a glass of wine, chatting with family & neighbours. The professionally landscaped, no-maintenance yard offers a private oasis, with exposed aggregate walkways leading to a private backyard. Imagine summer barbecues with two natural gas lines for your grill and patio heater, and a reinforced patio ready for a future hot tub. An insulated double attached garage protects your vehicles and seasonal items, adding to the home's practical appeal. Nestled in the vibrant community of Mount Pleasant, this home is just a short walk from Confederation Park, and minutes away from downtown, schools, recreation, shops, and dining.

Built in 2014

Essential Information

MLS® #	A2153564
Price	\$974,888

Sold Price	\$950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,876
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	824 22 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1P2

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Skylight(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Electric Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	Boiler, High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Family Room, Gas
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Storage

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance
Landscape, Interior Lot, Landscaped, Level, Street Lighting, Yard Lights,
Private, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 29th, 2024

Date Sold August 17th, 2024

Days on Market 19

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office Real Broker

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.