

# \$1,195,000 - 520 22 Avenue Nw, Calgary

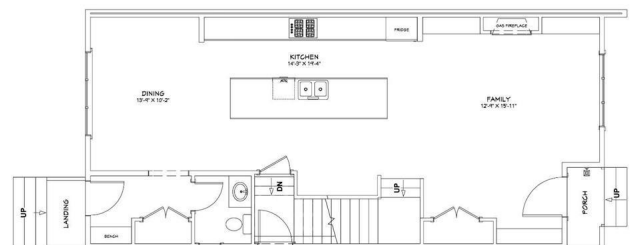
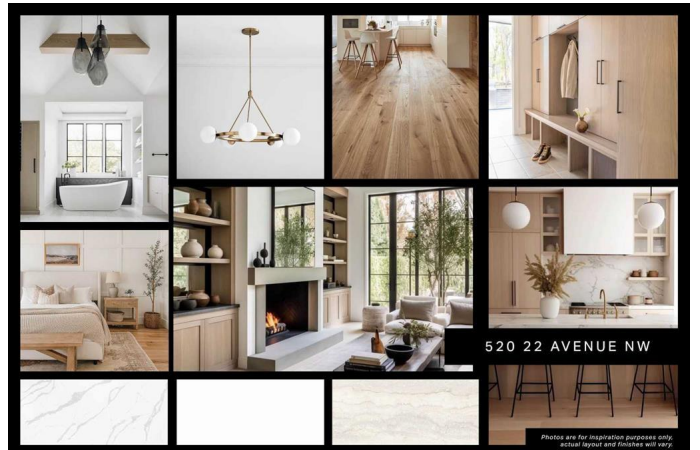
MLS® #A2203051

**\$1,195,000**

5 Bedroom, 4.00 Bathroom, 1,988 sqft  
Residential on 0.06 Acres

Mount Pleasant, Calgary, Alberta

Step into a home where TIMELESS DESIGN meets MODERN FUNCTIONALITY, all wrapped up in a striking architectural exterior. Thoughtfully designed to complement both everyday life and elegant entertaining, this BRAND-NEW 5-bed SEMI-DETACHED home in beautiful MOUNT PLEASANT features high-end finishes, soaring windows, a flowing open floorplan to suit your lifestyle, plus a fully finished LEGAL 2-BED LOWER SUITE (pending city approval). From the moment you walk through the charming arched front door, you're greeted with a sense of understated luxury. The foyer is bright and inviting w/ a built-in bench, leading into a sunlit front living room that features a stunning inset gas fireplace with full-height tile surround with convenient built-in millwork on either side. Moving into the heart of the home, the stunning chef's kitchen is a showstopper featuring custom ceiling-height cabinetry, quartz countertops, an oversized island, a high-end appliance package, plus designer lighting to bring the whole space together. The open-concept design keeps the conversation flowing as you gather in the read dining room, overlooking the private backyard through large sliding windows – perfect for summer dining! Tucked behind the kitchen, the mudroom offers functional storage for coats, boots, and backpacks, keeping everyday clutter out of sight, while the stylish powder room rounds out the main level. Upstairs, the primary suite is a true retreat. Wake up to natural light streaming



in through large windows across the sky-high vaulted ceiling, then start your day in the beautifully designed 5-pc ensuite with its own vaulted ceiling, a spa-like shower, dual vanity, and a freestanding soaker tub that practically begs for a relaxing evening soak. The walk-in closet is fully built out with custom shelving and storage solutions. Down the hall, two spacious bedrooms share a chic bathroom with a fully tiled tub/shower combo, while the laundry room “ with extra storage and a sink “ makes everyday chores a breeze. The lower level is a legal 2-bed suite (subject to permits & approval by the city) with endless possibilities “ rent it out for extra income, use it as a mother-in-law suite, or keep it as additional living space for your family! With a private entrance, full kitchen, spacious living area, modern 4-pc bath, in-suite laundry, and stylish finishes that match the rest of the home, it’s a functional and flexible extension of the house. Set in the heart of MOUNT PLEASANT, this home is just minutes from Confederation Park, where walking paths, playgrounds, and green space offer an escape from the city without leaving your neighbourhood. Quick access to 16th Ave and 4th Street puts downtown, Kensington, and major routes within easy reach. Families will love the proximity to top-rated schools, while coffee shops, local restaurants, and weekend markets add to the charm of this vibrant inner-city community.

Built in 2025

### **Essential Information**

MLS® #	A2203051
Price	\$1,195,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,988
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	520 22 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1N6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot

Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	86
Zoning	R-C2

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.