

\$1,140,000 - 456 22 Avenue Nw, Calgary

MLS® #A2220856

\$1,140,000

5 Bedroom, 4.00 Bathroom, 1,869 sqft

Single Family on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Discover exceptional inner-city living with this custom-built home offering over 2,700 sq ft of thoughtfully designed living space in sought-after Mount Pleasant. With 5 BEDROOMS, 3.5 BATHROOMS and a LEGAL SUITE with side entry, this is the perfect fit for families, investors, or multi-generational living. Step inside to a light-filled main floor with sunny SOUTH EXPOSURE, a built-in bench and dual mudrooms, and a POCKET OFFICE with custom built-ins—perfect for remote work. The spacious central kitchen features a striking 14-ft island, stainless steel appliances, and built-in wall oven and microwave, all flowing seamlessly to connect the dining area and rear living room. Living room features a gas fireplace, custom built-ins, and rear PATIO DOOR for indoor-outdoor enjoyment. Upstairs, the luxurious VAULTED CEILING primary suite boasts a large walk-in closet and a stunning 5-piece ensuite with tray ceiling, free-standing tub, and full-height tiled shower with bench. Two additional bedrooms each include TRAY CEILING accents, while the upper laundry room adds convenience with its own sink and cabinetry. The fully developed basement offers a self-contained legal suite with 2-bed layout, SECOND LAUNDRY (with sink & stacked washer/dryer), plus dual access to the mechanical room—perfect as a mortgage helper or private space for extended family. All this in beautiful Mount Pleasant—just minutes to downtown with easy access to major roads, steps to



Confederation Park, the Mount Pleasant Community Sportsplex, proximity to excellent schools, and top post-secondary campuses. Enjoy peaceful, tree-lined streets and vibrant inner-city convenience in one of Calgary's most desirable neighborhoods. Still time to customize interior finishes and make it your own! (id:6289)

Built in 2025

Essential Information

Listing #	A2220856
Price	\$1,140,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,869
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	456 22 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
Province	Alberta
Postal Code	T2M1N3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Closet Organizers
Parking Spaces	2
Parking	Detached Garage, Street
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Range - Electric, Dishwasher, Range, Oven, Microwave, Microwave Range Hood Combo, Hood Fan, Garage
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	door opener, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk-up, Suite

Exterior

Exterior	Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX House of Real Estate



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Listing information last updated on October 13th, 2025 at 6:01pm CDT