

# \$1,299,999 - 815 22 Avenue Nw, Calgary

MLS® #A2223844

**\$1,299,999**

5 Bedroom, 4.00 Bathroom, 2,362 sqft

Residential on 0.09 Acres

Mount Pleasant, Calgary, Alberta

Step into elevated curb appeal with a thoughtfully designed aggregate walkway, decorative rock accents, and modern curved lines creating a warm, contemporary welcome.

The south facing back offers sunshine year-round. Designed for both everyday comfort and elegant entertaining, the main floor boasts 9' ceilings and a state-of-the-art built-in speaker system. Luxury meets efficiency with premium hydronic in-floor heating, a Hi-Velocity furnace, and a high-efficiency modulating boiler. The beautiful hardwood flooring adds warmth and sophistication throughout while a show stopping temperature controlled wine cellar and expansive front closet greet guests upon entry. French doors lead to a dedicated office with custom built-ins and large picture window overlooking the street for a serene and productive workspace. An open floor plan invites you to the main living area where you find a dream kitchen with full height cabinetry, waterfall quartz island, and a high-end Jenn-Air appliance package, built in oven, Panasonic microwave, Elica hood fan & a reverse osmosis water filtration system.

Opposite to the kitchen is a custom beverage station, complete with two bar fridges and extensive wine racks. The stylish living room offers a gas fireplace, flanked by south facing windows for a cozy space to unwind. A 2pc bath and mudroom featuring built-in lockers, a storage bench, and ample space to organize everyone's seasonal gear. Open riser stairs



with glass rails ascend to the second level where you'll discover three bedrooms, a full 5pc bath, and an ultra-functional laundry room. The primary retreat offers peak-a-boo city views, a vaulted ceiling, and bespoke light fixture. The impressive walk-in closet presents custom built-ins and conveniently connects to the laundry room. The lavish en suite is highlighted by dual sinks, quartz countertops, in-floor heating, a Hytec Kohler soaker tub, and a custom glass enclosed shower with rain and handheld fixtures. The laundry room is as functional as it is beautiful, with a Samsung smart washer and MultiSteam dryer, prep sink, folding table, and natural light from a well placed window. The additional two bedrooms are generously sized, each with custom closet shelving. Designed for versatility, the fully finished lower showcases a built-in wet bar with beverage fridge that overlooks a spacious rec room; ideal for entertaining or watching the big game. A 3pc bath and two large bedrooms, one currently used as a gym with mirrored walls, built-in TV mount, and generous closet space complete the lower level. Enjoy effortless outdoor entertaining in the low-maintenance South facing rear yard, with a built-in BBQ and gas fire place. A triple detached garage, fully insulated and drywalled, offers generous space and includes a separate attached storage area for added convenience. This exceptional home blends timeless luxury with contemporary functionality perfectly crafted for discerning homeowners who expect the very best.

Built in 2013

### **Essential Information**

MLS® #	A2223844
Price	\$1,299,999
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,362
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	815 22 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1P3

### Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Bar, Closet Organizers, Double Vanity, French Door, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Boiler, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Built-in Barbecue
Lot Description	Back Lane, Interior Lot, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	45
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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