

# \$1,149,900 - 518 22 Avenue Nw, Calgary

MLS® #A2239742

**\$1,149,900**

5 Bedroom, 4.00 Bathroom, 1,989 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

\*\*\* OPEN HOUSE - Sun., Aug. 17, 1-3pm \*\*\*

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 (approved by the city). From the moment you walk through the charming front entry 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 dining room with elegant moulding, 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, a



cozy bonus room with built-in media centre greets you before heading to the primary suite. Wake up to natural light streaming in through large windows across the tall ceiling, then start your day in the beautifully designed 5-pc ensuite with 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® #	A2239742
Price	\$1,149,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,989
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	518 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, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, 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	Other, Private Yard
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Lot Description	Back Yard, Other
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 15th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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