

\$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	Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Bar, French Door, Tankless Hot Water
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	14
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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