

\$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 | 30 |
| Zoning | R-CG |

Listing Details

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

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