



419 22 Avenue NW  
Calgary, Alberta

MLS # A2297913



**\$998,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,653 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Warm, refined, and effortlessly livable, this brand-new luxury infill in Mount Pleasant, Calgary blends clean-lined contemporary design with thoughtful everyday function. Designed for modern family living, this two-storey home with a legal basement suite offers bright, open-concept living in one of Calgary's most desirable inner-city communities. Step inside from the covered front entry to a welcoming FOYER with clean sightlines into the main living space. The sun-filled DINING AREA overlooks the front streetscape through oversized windows, creating a bright setting for everyday meals and hosting. This space flows seamlessly into a stunning open-concept CHEF'S KITCHEN, anchored by an oversized island with seating, quartz countertops, abundant lower drawers, and full-height cabinetry for a clean, modern look. The upgraded stainless steel appliance package includes a gas range, French door refrigerator, built-in microwave, and dishwasher. At the rear, the LIVING ROOM centres around a sleek gas fireplace with a designer tile surround. A custom built-in with a soft arched detail adds architectural character, complemented by integrated shelving and subtle lighting. Large rear windows bring in afternoon sun and open onto the SOUTH-facing backyard and patio, creating a natural extension of the living space, ideal for summer evenings and outdoor dining. A functional rear MUDROOM with bench and walk-in closet keeps daily routines organized, while the main-floor POWDER ROOM continues the elevated finish palette with quartz counters and designer lighting. Upstairs, the PRIMARY SUITE is a true retreat with a vaulted ceiling and a generous walk-in closet with built-in organization. The spa-inspired ENSUITE features a double vanity, freestanding tub, and glass-enclosed shower with bench and dual shower heads.

Designer tile and light-toned quartz create a calm, timeless feel. Two additional BEDROOMS offer flexibility for family, guests, or a home office. They share a full bathroom finished with modern tile and large-format flooring. The upper-level LAUNDRY ROOM includes added cabinetry for convenience. The fully developed lower level features a LEGAL BASEMENT SUITE complete with a full kitchen, living area, separate laundry, and full bathroom. Ideal for rental income or multigenerational living, it maintains the same high-end finishes found throughout. Located in Mount Pleasant NW Calgary, just blocks from Confederation Park, enjoy access to walking and biking paths, playgrounds, green space, and golf. Nearby 4th Street NW and Centre Street offer local caf es, restaurants, and daily amenities, while quick access to 16th Ave and Deerfoot Trail simplifies commuting. Close to King George School, Saint Joseph,  cole de la Rose Sauvage, Crescent Heights High School, SAIT, and the University of Calgary, this is a well-connected, established inner-city community.