



GRASSROOTS
REALTY GROUP

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434 22 Avenue NW
Calgary, Alberta

MLS # A2327307



\$850,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,910 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Skylight(s), Soaking Tub, Stone Counters, Walk-In Closet(s), Wet Bar		
Inclusions:	Blinds, TV Wall Mount		

Nestled on a quiet, tree-lined street in the heart of Mount Pleasant, this beautifully finished home offers over 2,600 SqFt. of developed living space and an exceptional combination of luxury, lifestyle, and location. Just minutes from Confederation Park, the Mount Pleasant Community Sportsplex, top rated schools, and a quick downtown commute via Centre Street, you'll enjoy all the benefits of inner-city living without the traffic and noise. The main floor is warm, inviting, and designed for both everyday living and entertaining. Highlighted by hand-scraped engineered hardwood flooring, an open riser staircase, and a stunning kitchen centred around a massive granite island, no boxes are left unchecked here! Surrounded by an abundance of storage, the kitchen features ceiling height cabinetry with upper accent windows, stainless steel appliances, a gas range, under cabinet lighting, and rich wood tones that create a timeless, welcoming feel. Upstairs, vaulted ceilings fill the home with natural light, while three spacious bedrooms provide plenty of room for family life. The primary bedroom is exceptionally large, easily accommodating a sitting area, home workspace, or even enough room for two king-sized beds! The luxurious ensuite with its oversized jetted tub and standalone shower provide a special retreat that is hard to find with most infills. The fully developed basement extends your living space with a large media room, wet bar, extensive storage, and a generous fourth bedroom complete with an impressive walk-in closet - perfect for guests, teenagers, or a home office setup. Outside, the enclosed front yard and stamped concrete patio in the back create private outdoor spaces ideal for relaxing, entertaining, or enjoying Calgary's summer evenings. A rare opportunity to own a thoughtfully designed home in one of Calgary's most sought-after inner-city communities.

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