



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

456 22 Avenue NW  
Calgary, Alberta

MLS # A2220856



**\$1,140,000**

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,869 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Discover exceptional inner-city living with this custom-built home offering over 2,700 sq ft of thoughtfully designed living space in sought-after Mount Pleasant. With 5 BEDROOMS, 3.5 BATHROOMS and a LEGAL SUITE with side entry, this is the perfect fit for families, investors, or multi-generational living. Step inside to a light-filled main floor with sunny SOUTH EXPOSURE, a built-in bench and dual mudrooms, and a POCKET OFFICE with custom built-ins—perfect for remote work. The spacious central kitchen features a striking 14-ft island, stainless steel appliances, and built-in wall oven and microwave, all flowing seamlessly to connect the dining area and rear living room. Living room features a gas fireplace, custom built-ins, and rear PATIO DOOR for indoor-outdoor enjoyment. Upstairs, the luxurious VAULTED CEILING primary suite boasts a large walk-in closet and a stunning 5-piece ensuite with tray ceiling, free-standing tub, and full-height tiled shower with bench. Two additional bedrooms each include TRAY CEILING accents, while the upper laundry room adds convenience with its own sink and cabinetry. The fully developed basement offers a self-contained legal suite with 2-bed layout, SECOND LAUNDRY (with sink & stacked washer/dryer), plus dual access to the mechanical room—perfect as a mortgage helper or private space for extended family. All this in beautiful Mount Pleasant—just minutes to downtown with easy access to major roads, steps to Confederation Park, the Mount Pleasant Community Sportsplex, proximity to excellent schools, and top post-secondary campuses. Enjoy peaceful, tree-lined streets and vibrant inner-city convenience in one of Calgary’s most desirable neighborhoods. Still time to customize interior finishes and make it your own!

Copyright (c) 2025 . Listing data courtesy of RE/MAX House of Real Estate. Information is believed to be reliable but not guaranteed.