



**GRASSROOTS**  
REALTY GROUP

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911 22 Avenue NW  
Calgary, Alberta

MLS # A2223251



**\$969,999**

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | Mount Pleasant                        |               |                  |
| <b>Type:</b>     | Residential/Duplex                    |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side       |               |                  |
| <b>Size:</b>     | 1,975 sq.ft.                          | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 4                                     | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                             |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                  |

|                    |                                                                                                                                                                                                |                   |      |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                                                                                                                                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Mixed                                                                                                                                                                        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound |                   |      |
| <b>Inclusions:</b> | Mini fridge in wet bar in basement                                                                                                                                                             |                   |      |

**MOVE-IN READY | MODERN FARMHOUSE | 4 BEDROOMS + HOME OFFICE | SOUTH-FACING BACKYARD | STEPS TO CONFEDERATION PARK** Welcome to this stunning Modern Farmhouse in the heart of Mount Pleasant, offering over 2,850 sq ft of developed living space and just a few minutes walk to Confederation Park, playgrounds, outdoor rinks, and 4th Street amenities! Featuring 4 bedrooms, a dedicated home office, and a sunny south-facing backyard, this home blends elegant design with everyday functionality. The open-concept main floor showcases 10' ceilings, engineered hardwood flooring, custom millwork, and upscale finishes throughout. The chef-inspired kitchen is the perfect space for entertaining and includes full-height custom cabinetry, a central island with flush eating bar, quartz countertops, and premium stainless-steel appliances. A spacious living area features an inset gas fireplace, custom built-ins, and views of the sunny backyard—perfect for entertaining or relaxing with family. The main floor also includes a private front office, ideal for working from home, a large dining area, a rear mudroom with built-ins, and a stylish powder room. Upstairs, the primary suite impresses with a beautiful tray ceiling, large walk-in closet, and a spa-inspired 5-pc ensuite with heated floors, dual vanities, a glass-enclosed steam shower, a free-standing soaker tub, and private water closet. Two additional bedrooms feature tray ceilings and share a 4-pc bathroom with full tile surrounding the shower and quartz counters. The convenient laundry room completes the upper level. The fully developed basement offers a spacious rec room, wet bar, flex space, a fourth bedroom with walk-in closet, and another full 4-pc bath — an ideal space for guests, teens, or entertaining. Enjoy life in this mature, family-friendly community with

quick access to schools (King George School, St. Joseph, SALT, and U of C), local shops and eateries (Velvet Cafacute;, 4th Spot, Milk Ice Cream). Don't miss your chance to live in one of Calgary's most desirable inner-city neighborhoods. Book your showing today!