



GRASSROOTS
REALTY GROUP

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417 22 Avenue NW
Calgary, Alberta

MLS # A2286632



\$998,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,606 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

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

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 blends clean-lined contemporary design with thoughtful everyday function. Designed for modern family living, this two-storey home with legal basement suite offers bright, open-concept social spaces balanced by calm, private retreats. Step inside from the covered front entry to a practical foyer complete with a built-in bench and storage. The sun-filled dining area overlooks the front streetscape through oversized windows, flowing seamlessly into a stunning open-concept chef's kitchen. Anchoring the main floor, the oversized island offers seating for casual meals & entertaining, wrapped in quartz countertops with abundant lower drawers and full-height cabinetry along the perimeter wall. The upgraded stainless steel appliance package includes a gas range, French door refrigerator, built-in microwave, and dishwasher — ideal for everyday living and hosting alike. At the rear of the home, the spacious living room centers around a sleek gas fireplace with designer textured tile surround, flanked by custom built-in cabinetry and illuminated shelving. Large windows draw in afternoon sun and open onto the SOUTH-facing backyard & patio, creating the perfect setting for summer evenings, outdoor dining, and family gatherings. A functional rear mudroom with bench and walk-in closet keeps daily life 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. A soaring vaulted ceiling enhances the sense of space, complemented by a generous walk-in closet with built-in organization. The spa-inspired ensuite features a double vanity, freestanding soaking tub, and a glass-enclosed shower with bench & dual shower heads. Professionally curated designer

tile and light-toned quartz create a timeless, calming atmosphere. Two additional bedrooms offer flexibility for children, guests, or a home office, sharing a full bathroom finished with vertically stacked matte tile and large-format flooring for a boutique-hotel feel. The upper-level laundry room includes cabinetry for added storage and convenience. The fully developed lower level is designed as a legal basement suite, complete with a full kitchen, spacious living area, separate laundry, and full bathroom. Ideal for rental income, multigenerational living, extended family, or guest accommodation, this income-generating suite mirrors the same high-end finishes as the main level for a cohesive, upscale feel. Located just blocks to Confederation Park, enjoy access to scenic walking paths, playgrounds, and expansive green space. Families benefit from proximity to King George School, Saint Joseph Elementary Junior High School, École de la Rose sauvage – Francophone school(Grades 7–12), Crescent Heights High School, UofC and SAIT. Close to DT & amenities this home delivers exceptional inner-city convenience. Book your showing today!