



406 22 Avenue NW
Calgary, Alberta

MLS # A2288972



\$798,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,636 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: N/A

****OPEN HOUSE CANCELLED**** Home is now Pending Sold. Welcome to this beautifully maintained semi detached home in the heart of Mount Pleasant, a space filled with warmth, thoughtful upgrades, and over a decade of cherished family memories. Proudly owned since 2010, this home has grown alongside its family. Over the years it has been the backdrop to countless meaningful milestones, celebrations, and everyday moments that make a house truly feel like home. It is a space that has been deeply cared for and genuinely loved. The functional, family friendly layout offers a bright and inviting main floor anchored by a gas fireplace that has recently been cleaned and serviced. The kitchen has been refreshed with a new microwave hood fan, oven/stove, and a newer dishwasher installed in 2020. A new hot water tank in 2024 provides added peace of mind. Central air conditioning keeps the home comfortable through warm summer days, and a central vacuum system adds everyday convenience. Upstairs bathrooms and the fully developed basement both feature in floor heating, bringing an added level of comfort during Calgary winters and creating cozy, usable space year round. Outside, the fully fenced yard is ideal for children and pets, offering private outdoor space for play and gatherings. A detached double garage provides secure parking and additional storage. Beyond the walls of the home, Mount Pleasant offers something increasingly rare, a genuine sense of neighbourhood connection. Walking distance to St. Joseph School Kindergarten to Grade 9 with Pleasant Heights Association before and after school care, &cole de la Rose Sauvage serving Grades 7 to 12, the North Mount Pleasant Arts Centre, local restaurants, coffee shops, a neighbourhood mechanic, and even a nearby garden centre, daily life here is convenient and

community driven. For young families, the Mount Pleasant Sportsplex and outdoor pool become an extension of your backyard. Summer days can be spent grabbing your towel and heading to the pool with neighbourhood friends while running into familiar faces along the way. It is the kind of community where children ride bikes to the park, families gather at local restaurants, and there is a true sense of belonging that feels reminiscent of a simpler time. Spacious, welcoming, and move in ready, this is a special opportunity to put down roots in one of Calgary's most loved inner city communities and begin your own story. Recent Improvements and Notable Features
New microwave hood fan, oven/stove New hot water tank 2024 Newer dishwasher 2020 Gas fireplace cleaned and serviced Central air conditioning Central vacuum system Fully fenced yard Detached double garage In floor heating in upper bathrooms and basement