



## 812 22 Avenue Calgary Alberta

\$1,249,900

Legal Basement Suite, 3 Beds Up + 2 Down, only two blocks from Confederation Park, Downtown Views from Primary Room, and 11' Ceilings on the main floor. Exclusive pre-sale opportunity on the highly sought-after Mount Pleasant. This residence boasts a distinctive design by JTA designs and a meticulously planned layout. A total of over 2,827 SQFT includes a legal basement suite, a separate side entrance, and dedicated laundry facilities. As you step inside, a grand foyer welcomes you, leading to a main floor adorned with 11ft ceilings and hardwood flooring throughout. The formal dining room features custom wainscoting and is bathed in natural light from large windows. The impressive kitchen showcases a sprawling 14ft waterfall island, complemented by high-end appliances, gold and black accents, white oak shaker cabinetry, a plaster chimney, a Black sill granite sink, and under-cabinet lighting with quartz countertops. The separate mudroom features lots of storage with built-ins and a bench. The great room is highlighted by a custom gas fireplace with brick finish, white oak cabinet shelves, and an adjacent spacious mudroom with built-ins. Heading upstairs featuring hardwood flooring, a 9ft ceiling sets the stage for a primary bedroom with vaulted ceilings and wainscoting, along with a luxurious 5-piece ensuite featuring in-floor heating and a steam shower rough-in. Two additional generously sized bedrooms, both with walk-in closets, and access to the 3-piece bath from on the bedrooms, and a laundry room complete the upper level. The fully finished legal basement suite features a sizeable rec room, a large kitchen, two additional bedrooms, and a 3-piece bath. Additional features include two furnaces with HRVs for enhanced efficiency and air quality, custom built-in closets, rough-ins for A/C, ceiling speakers, alarm systems, exterior cameras, and the option to choose...

Primary Bedroom 13.50 Ft x 16.00 Ft

Other 9.17 Ft x 5.83 Ft

5pc Bathroom 7.83 Ft x 9.92 Ft

Laundry room 6.33 Ft x 7.83 Ft

3pc Bathroom 5.00 Ft x 9.83 Ft

Other 4.50 Ft x 4.67 Ft

Kitchen 8.67 Ft x 11.25 Ft

3pc Bathroom 5.00 Ft x 7.50 Ft

Bedroom 11.00 Ft x 14.50 Ft

Living room 16.25 Ft x 16.00 Ft

Other 5.25 Ft x 4.00 Ft

Kitchen 20.17 Ft x 9.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Bedroom	12.42 Ft x 9.67 Ft	Dining room	13.58 Ft x 9.92 Ft
Bedroom	9.67 Ft x 10.83 Ft	Foyer	7.00 Ft x 6.08 Ft
Bedroom	8.50 Ft x 11.25 Ft	2pc Bathroom	5.00 Ft x 6.00 Ft
Living room	12.50 Ft x 8.50 Ft		