



825 22 Avenue Calgary Alberta

\$899,900

This beautiful home is perfectly situated in one of the most family friendly neighbourhoods, Mount Pleasant. You are walking distance to all levels of schools (just two blocks from King George School), two blocks from the outdoor pool, arena, community centre and walking distance to Confederation Park and popular neighbourhood restaurants. The first thing you will notice upon entering the home is the warm and inviting living room which features a three sided gas fireplace adding coziness on those cool nights. The dining room has the fireplace and elegant ceiling details and is one of six rooms in the house with built-in speakers, perfect for entertaining. The kitchen is a chef's dream with an amazing amount of cabinet/countertop space plus an oversized south-facing kitchen window overlooking the private backyard. The kitchen island features a gorgeous Boos butcher block countertop and also provides additional storage with a convenient prep sink. The spacious and bright mudroom allows access to the backyard and double detached garage. The second level has brand new carpet and is filled with from three skylights. The large primary suite has all the luxuries including a large south-facing window with impressive downtown views, a walk-in closet, and a 5 piece ensuite with heated tile floors and jetted tub. The upstairs laundry includes a laundry sink and extra countertop space with built-in cabinet storage. The two other bedrooms on the second floor are a great size and have nice large windows that have blackout blinds included. The oversized main bath enjoys beautiful natural light and a large vanity. The fully developed basement is an open and inviting design which includes heated floors, a large recreational space with two built-in, surround sound speakers, and two large storage rooms, one being a cold room. A large 4th bedroom features built-in shelves, Califor...

Primary Bedroom 14.42 Ft x 11.83 Ft

Other 9.00 Ft x 5.00 Ft

5pc Bathroom 12.25 Ft x 8.08 Ft

Bedroom 13.08 Ft x 9.75 Ft

Bedroom 11.83 Ft x 9.75 Ft

Laundry room 7.83 Ft x 5.00 Ft

Cold room 7.83 Ft x 7.67 Ft

Storage 7.67 Ft x 6.33 Ft

Furnace 11.00 Ft x 6.92 Ft

Living room 14.67 Ft x 11.92 Ft

Dining room 15.75 Ft x 12.67 Ft

Kitchen 14.17 Ft x 11.67 Ft

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Listing Presented By:



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4pc Bathroom	12.25 Ft x 5.25 Ft	Foyer	7.00 Ft x 4.58 Ft
Recreational, Games room	21.75 Ft x 15.50 Ft	Other	8.00 Ft x 5.08 Ft
Bedroom	13.92 Ft x 12.00 Ft	2pc Bathroom	6.50 Ft x 4.67 Ft
4pc Bathroom	6.92 Ft x 6.75 Ft		