



# 417 22 Avenue Calgary Alberta

\$998,900

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 t...

Primary Bedroom 11.83 Ft x 11.75 Ft  
Other 16.92 Ft x 5.75 Ft  
Bedroom 11.08 Ft x 8.67 Ft  
Bedroom 12.08 Ft x 8.75 Ft  
Laundry room 8.25 Ft x 5.42 Ft  
4pc Bathroom 8.25 Ft x 4.92 Ft

Living room 11.17 Ft x 9.00 Ft  
Laundry room 10.00 Ft x 3.17 Ft  
4pc Bathroom 9.58 Ft x 4.92 Ft  
Furnace 9.42 Ft x 6.67 Ft  
Living room 15.50 Ft x 12.08 Ft  
Kitchen 16.42 Ft x 9.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<https://innercityinfills.ca/>

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

5pc Bathroom 10.33 Ft x 8.25 Ft

Bedroom 11.33 Ft x 9.58 Ft

Kitchen 11.17 Ft x 8.17 Ft

Other 8.58 Ft x 3.75 Ft

2pc Bathroom 5.58 Ft x 5.00 Ft

Dining room 12.25 Ft x 10.17 Ft