



## 456 22 Avenue Calgary Alberta

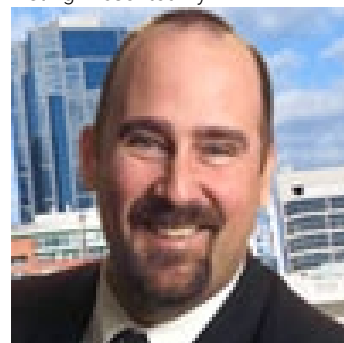
\$1,125,000

Discover exceptional inner-city living with this custom-built home offering over 2,700 sq ft of thoughtfully designed living space in sought-after Mount Pleasant. With 5 BEDROOMS, 3.5 BATHROOMS and a LEGAL SUITE with side entry, this is the perfect fit for families, investors, or multi-generational living. Step inside to a light-filled main floor with sunny SOUTH EXPOSURE, a built-in bench and dual mudrooms, and a POCKET OFFICE with custom built-ins—perfect for remote work. The spacious central kitchen features a striking 14-ft island, stainless steel appliances, and built-in wall oven and microwave, all flowing seamlessly to connect the dining area and rear living room. Living room features a gas fireplace, custom built-ins, and rear PATIO DOOR for indoor-outdoor enjoyment. Upstairs, the luxurious VAULTED CEILING primary suite boasts a large walk-in closet and a stunning 5-piece ensuite with tray ceiling, free-standing tub, and full-height tiled shower with bench. Two additional bedrooms each include TRAY CEILING accents, while the upper laundry room adds convenience with its own sink and cabinetry. The fully developed basement offers a self-contained legal suite with 2-bed layout, SECOND LAUNDRY (with sink & stacked washer/dryer), plus dual access to the mechanical room—perfect as a mortgage helper or private space for extended family. All this in beautiful Mount Pleasant—just minutes to downtown with easy access to major roads, steps to Confederation Park, the Mount Pleasant Community Sportsplex, proximity to excellent schools, and top post-secondary campuses. Enjoy peaceful, tree-lined streets and vibrant inner-city convenience in one of Calgary's most desirable neighborhoods. Still time to customize interior finishes and make it your own! (id:6769)

Bedroom 9.33 Ft x 12.17 Ft  
Bedroom 9.92 Ft x 10.42 Ft  
Kitchen 10.75 Ft x 8.17 Ft  
Living room 9.67 Ft x 12.50 Ft  
3pc Bathroom .00 Ft x .00 Ft  
5pc Bathroom .00 Ft x .00 Ft  
Dining room 11.00 Ft x 12.42 Ft  
Office 5.42 Ft x 5.67 Ft  
Kitchen 15.00 Ft x 9.00 Ft

Living room 15.08 Ft x 12.25 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 12.50 Ft x 12.33 Ft  
Other 6.00 Ft x 8.50 Ft  
Laundry room 6.00 Ft x 8.50 Ft  
Bedroom 10.00 Ft x 11.58 Ft  
Bedroom 10.00 Ft x 10.00 Ft  
Other 4.58 Ft x 6.33 Ft  
3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

### RE/MAX Realty Professionals

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