

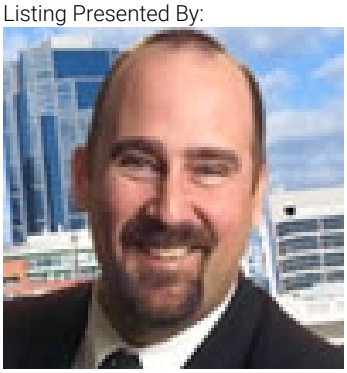
518 22 Avenue Calgary Alberta

$1,049,999

Step into refined luxury on a quiet, tree lined street in the heart of Mount Pleasant with this brand new 3 bedroom semi-detached residence offering approximately 2,000 sqft of beautifully designed above grade living space. Thoughtfully crafted where timeless architectural design meets sophisticated modern living, this exceptional home combines striking architecture, curated finishes, and a seamless open concept layout designed for both effortless everyday living and elevated entertaining. The sun drenched front living room sets the tone with an inset gas fireplace framed by a full height tile surround and custom built in millwork, flowing into a spectacular chef's kitchen featuring ceiling height cabinetry, quartz countertops, an oversized island, premium appliances, and designer lighting. The elegant dining area overlooks the private backyard through expansive sliding windows, while a beautifully appointed mudroom and stylish powder room add exceptional functionality. Upstairs, a versatile bonus room with built in media centre leads to an impressive primary retreat, complete with vaulted ceilings, oversized windows, a fully customized walk-in closet, and a luxurious 5 piece ensuite featuring a spa inspired shower, dual vanity, and freestanding soaker tub. Two generous secondary bedrooms complete the three bedroom upper level, sharing a sophisticated full bathroom, complemented by a well appointed laundry room with sink and additional storage. The fully finished, city approved legal 2 bedroom lower suite offers exceptional flexibility with its own private entrance, full kitchen, spacious living area, 4 piece bathroom, in suite laundry, and elevated finishes ideal for rental income, extended family, or additional living space. Ideally positioned in vibrant Mount Pleasant, this exceptional home places you moments from Confederation Park, top rated schools, local caf...

Bedroom 10.50 Ft x 9.67 Ft
Bedroom 10.25 Ft x 13.75 Ft
Kitchen 10.75 Ft x 9.67 Ft
4pc Bathroom 8.33 Ft x 6.00 Ft
Living room 15.75 Ft x 20.17 Ft
Kitchen 19.50 Ft x 15.67 Ft
2pc Bathroom 4.92 Ft x 6.00 Ft
Primary Bedroom 19.25 Ft x 12.83 Ft
Other 5.67 Ft x 9.33 Ft
5pc Bathroom 16.00 Ft x 6.83 Ft
Den 11.08 Ft x 14.25 Ft
Bedroom 12.00 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:
LPT Realty

RE/MAX Realty Professionals

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Dining room 10.00 Ft x 13.67 Ft

Other 8.83 Ft x 5.92 Ft

Bedroom 12.00 Ft x 9.92 Ft

4pc Bathroom 4.92 Ft x 8.17 Ft