



520 22 Avenue Calgary Alberta

\$1,059,000

Welcome to 520 22 Avenue NW, a striking brand new luxury residence in the heart of Mount Pleasant, where refined architecture, sophisticated interiors and effortless functionality come together beautifully. Thoughtfully designed for both elevated everyday living and memorable entertaining, this exceptional 3 bedroom semi detached home offering over 2,000 sqft of impeccably finished living space above grade, complemented by a fully developed, City approved legal 2 bedroom lower legal suite. From its impressive exterior, the home immediately sets a tone of modern elegance, while inside, soaring windows, curated millwork and an abundance of natural light create a warm and sophisticated atmosphere. The main level is anchored by an inviting front living room featuring an inset gas fireplace framed by a dramatic full height tile surround and custom built ins, flowing seamlessly into an exceptional chef's kitchen with ceiling height cabinetry, quartz countertops, an oversized island, premium appliance package and designer lighting. The adjoining dining space is beautifully appointed for intimate dinners or larger gatherings, with expansive glazing connecting the interior to the private rear yard, while a discreetly designed mudroom and elegant powder room add everyday convenience without compromising the home's polished aesthetic. Upstairs, a versatile bonus room with custom media centre creates an inviting secondary living space and could easily be transformed into a private home office, study or quiet retreat, offering flexibility to adapt to your lifestyle. The primary bedroom is a true sanctuary, with generous windows, impressive ceiling height and serene finishes. The spa inspired 5 piece ensuite features a luxurious freestanding soaker tub, oversized tiled shower and dual vanity, while the custom fitted walk in closet delivers exceptional organization. Two additiona...

Bedroom 11.00 Ft x 9.67 Ft

Kitchen 10.50 Ft x 15.08 Ft

Recreational, Games room 11.58 Ft x 15.08 Ft

Bedroom 10.08 Ft x 13.75 Ft

4pc Bathroom 8.42 Ft x 5.83 Ft

Living room 15.58 Ft x 20.08 Ft

2pc Bathroom 4.92 Ft x 6.08 Ft

Primary Bedroom 19.08 Ft x 12.75 Ft

Other 5.67 Ft x 9.33 Ft

5pc Bathroom 15.67 Ft x 8.83 Ft

Bonus Room 16.58 Ft x 14.25 Ft

Bedroom 12.00 Ft x 9.92 Ft

a

Listing Presented By:



Originally Listed by:
LPT Realty

RE/MAX Realty Professionals

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

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

Kitchen20.58 Ft x 15.58 Ft

Dining room9.08 Ft x 13.58 Ft

Other8.83 Ft x 5.92 Ft

Bedroom12.00 Ft x 9.92 Ft

4pc Bathroom4.92 Ft x 8.25 Ft