



THE
A-TEAM

**RE/MAX
FIRST**

812 22 Avenue, Calgary T2M 1P2

MLS®#: **A2167427** Area: **Mount Pleasant** Listing Date: **09/20/24** List Price: **\$1,249,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,997 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,921**
 Low Sqft:
 Ttl Sqft: **1,921**

DOM

8
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Private**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Concrete,Stucco,Wood Frame,Wood Siding**
 Flooring: **Ceramic Tile,Hardwood,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`3" x 16`0"	Mud Room	Main	5`3" x 4`0"
Kitchen	Main	20`2" x 9`4"	Dining Room	Main	13`7" x 9`11"
Foyer	Main	7`0" x 6`1"	2pc Bathroom	Main	5`0" x 6`0"
Bedroom - Primary	Second	13`6" x 16`0"	Walk-In Closet	Second	9`2" x 5`10"

5pc Ensuite bath	Second	7`10" x 9`11"	Laundry	Second	6`4" x 7`10"
3pc Bathroom	Second	5`0" x 9`10"	Walk-In Closet	Second	4`6" x 4`8"
Bedroom	Second	12`5" x 9`8"	Bedroom	Second	9`8" x 10`10"
Bedroom	Basement	8`6" x 11`3"	Living Room	Basement	12`6" x 8`6"
Kitchen	Basement	8`8" x 11`3"	3pc Bathroom	Basement	5`0" x 7`6"
Bedroom	Basement	11`0" x 14`6"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **29340**

Zoning: **R-C2**

Remarks

Pub Rmks: **Legal Basement Suite, 3 Beds Up + 2 Down, only two blocks from Confederation Park, Downtown Views from Primary Room, and 11' Ceilings on the main floor. Exclusive pre-sale opportunity on the highly sought-after Mount Pleasant. This residence boasts a distinctive design by JTA designs and a meticulously planned layout. A total of over 2,827 SQFT includes a legal basement suite, a separate side entrance, and dedicated laundry facilities. As you step inside, a grand foyer welcomes you, leading to a main floor adorned with 11ft ceilings and hardwood flooring throughout. The formal dining room features custom wainscoting and is bathed in natural light from large windows. The impressive kitchen showcases a sprawling 14ft waterfall island, complemented by high-end appliances, gold and black accents, white oak shaker cabinetry, a plaster chimney, a Black sill granite sink, and under-cabinet lighting with quartz countertops. The separate mudroom features lots of storage with built-ins and a bench. The great room is highlighted by a custom gas fireplace with brick finish, white oak cabinet shelves, and an adjacent spacious mudroom with built-ins. Heading upstairs featuring hardwood flooring, a 9ft ceiling sets the stage for a primary bedroom with vaulted ceilings and wainscoting, along with a luxurious 5-piece ensuite featuring in-floor heating and a steam shower rough-in. Two additional generously sized bedrooms, both with walk-in closets, and access to the 3-piece bath from on the bedrooms, and a laundry room complete the upper level. The fully finished legal basement suite features a sizeable rec room, a large kitchen, two additional bedrooms, and a 3-piece bath. Additional features include two furnaces with HRVs for enhanced efficiency and air quality, custom built-in closets, rough-ins for A/C, ceiling speakers, alarm systems, exterior cameras, and the option to choose additional upgrades. Close to parks, schools, shopping, two blocks from Confederation Park, easy access to SAIT, UofC, The Children's Hospital, Foothills Hospital & easy access to the LRT, Highway 1 & Deerfoot Trail. - Call today!!**

Inclusions: **N/A**
 Property Listed By: **Century 21 Bravo Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



