

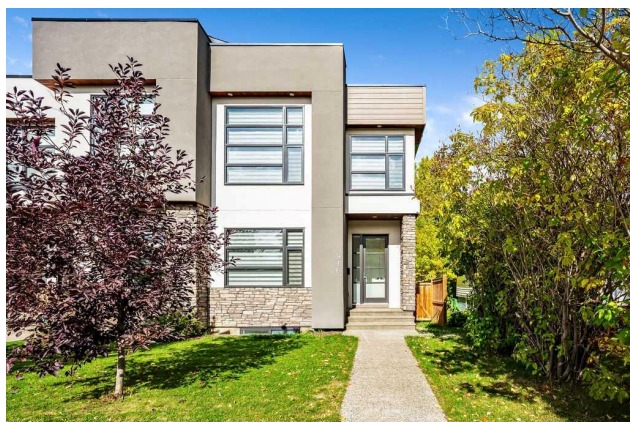


THE A-TEAM

RE/MAX FIRST

916 22 Avenue, Calgary T2M1P4

MLS®#: A2170402 Area: Mount Pleasant Listing Date: 10/12/24 List Price: \$969,000
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Calgary
Year Built: 2018
Lot Information
Lot Sz Ar: 3,003 sqft
Lot Shape:
Access:
Lot Feat: Landscaped
Park Feat: Double Garage Detached

DOM

6
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey, Side by Side
Parking
Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: See Remarks
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Other
Construction: See Remarks
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, See Remarks, Washer
Int Feat: Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Living Room, Bedrooms, Bathrooms, Kitchen, Dining Room, Laundry, Family Room, and Other with their respective levels and dimensions.

5pc Ensuite bath

Second

7`0" x 19`6"

3pc Bathroom  
Legal/Tax/Financial

Basement

4`11" x 9`7"

Title:  
**Fee Simple**  
Legal Desc:

29340

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Stunning Modern Infill in Mount Pleasant - Move-In Ready!! Discover contemporary urban living at its finest in this BEAUTIFULLY DESIGNED inner-city infill. The open-concept layout is perfect for entertaining, featuring a front formal dining area, SPRAWLING KITCHEN and cozy rear fireplace with a charming living area. The spacious mudroom adds practicality to your daily routine, offering convenience, easy movement in and out of the property and additional storage. Upstairs, the primary suite is a true retreat, complete with a massive luxurious ensuite featuring a soaker tub, STEAM SHOWER and dual vanities. Two additional bright bedrooms with large south facing windows allow natural light to flood the space, while the glass railing + OPEN RISER staircase add a modern touch of sophistication. The fully finished basement provides ample space for relaxation or hosting, with a MASSIVE RECREATION ROOM, a wet bar, a fourth bedroom, and a full bathroom with a stand alone custom shower. This home also comes with fully installed A/C. Situated in one of Calgary's most sought-after inner-city neighborhoods, this thoughtfully crafted home is available for immediate possession. Don't miss the opportunity to make this stylish residence yours!**

Inclusions: n/a  
Property Listed By: **The Real Estate District**

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



