518 22 Avenue NW

Calgary | Active | MLS® A2353940

$1,049,999









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2025**	**2,000.72 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

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 cafes, restaurants, markets, and convenient access to 16th Avenue, 4th Street, Kensington, downtown, and major routes, delivering the perfect balance of luxury, lifestyle, and inner city convenience.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353940
Bedrooms	5
Bathrooms	4
Year Built	2025
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,000.72 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2025 (Age: 1)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2934O
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Composite Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Dishwasher, Electric Stove, Gas Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Wine Refrigerator
Inclusions:	NONE
Restrictions:	None Known
Main Floor	Living Room · 20'2" × 15'9" ·
Main Floor	Kitchen · 19'6" × 15'8" ·
Main Floor	Dining Room · 13'8" × 10' ·
Main Floor	Mud Room · 8'10" × 5'11" ·
Upper Level	Bedroom - Primary · 19'3" × 12'10" ·
Upper Level	Walk-In Closet · 9'4" × 5'8" ·
Upper Level	Den · 14'3" × 11'1" ·
Upper Level	Bedroom · 12' × 9'11" ·
Upper Level	Bedroom · 12' × 9'11" ·

Basement	Bedroom · 10'6" × 9'8" ·
Basement	Bedroom · 13'9" × 10'3" ·
Basement	Kitchen · 10'9" × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Playground, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, City Lot, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/518-22-avenue-nw-calgary-a2353940/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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