520 22 Avenue NW

Calgary | Active | MLS® A2353943

$1,049,999









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2025**	**2,004.13 sq. ft.**

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Listed by LPT Realty

A closer look

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 additional spacious bedrooms are thoughtfully positioned near a beautifully appointed full bathroom, while the well designed laundry room with sink and additional cabinetry adds everyday convenience. The lower level extends the home's versatility with a fully finished legal 2 bedroom suite featuring its own private entrance, full kitchen, spacious living area, 4 piece bathroom and laundry ideal for rental income, extended family or a private guest residence. Outside, the detached double garage and thoughtfully planned outdoor spaces complete the package. Set within one of Calgary's most sought after inner city communities, this exceptional home places you minutes from Confederation Park, top schools, local cafés, restaurants and everyday amenities, with effortless access to downtown, 16th Avenue and major routes. A rare opportunity to own a sophisticated new build residence that delivers the design, flexibility and location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353943
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:	2,004.13 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:	Bar Fridge, Dishwasher, Electric Stove, Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	NONE
Restrictions:	None Known
Main Floor	Living Room · 20'1" × 15'7" ·
Main Floor	Kitchen · 20'7" × 15'7" ·
Main Floor	Dining Room · 13'7" × 9'1" ·
Main Floor	Mud Room · 8'10" × 5'11" ·
Upper Level	Bedroom - Primary · 19'1" × 12'9" ·
Upper Level	Walk-In Closet · 9'4" × 5'8" ·

Upper Level	Bonus Room · 16'7" × 14'3" ·
Upper Level	Bedroom · 12' × 9'11" ·
Upper Level	Bedroom · 12' × 9'11" ·
Basement	Bedroom · 11' × 9'8" ·
Basement	Kitchen · 15'1" × 10'6" ·
Basement	Game Room · 15'1" × 11'7" ·
Basement	Bedroom · 13'9" × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, 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/520-22-avenue-nw-calgary-a2353943/

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