814 22 Avenue NW

Calgary | Active | MLS® A2343530

$1,288,800









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,987.34 sq. ft.**

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Listed by Royal LePage METRO

A closer look

Welcome to this beautifully designed and thoughtfully crafted home, ideally situated on one of Mount Pleasant’s most sought-after, tree-lined streets. Blending timeless design, exceptional finishes, and everyday functionality, this home truly delivers the perfect combination of location, style, and practicality. Crafted by Diamond Peak Homes and designed by JTA, this residence showcases an extensive list of upgrades and impressive architectural details throughout. The main floor features soaring 11-foot ceilings, an inviting living room with a gas fireplace, and a spectacular gourmet kitchen highlighted by a massive 15-foot island, premium finishes, and extensive built-in cabinetry. Upstairs, a bright and spacious hallway with a skylight fills the level with natural light and leads to the impressive primary retreat, complete with a vaulted ceiling, generous walk-in closet, and luxurious heated 5-piece ensuite with a steam shower and a smart toilet. A conveniently located laundry room, two additional well-sized bedrooms, and a beautifully appointed full bathroom complete the upper level. The fully finished basement provides excellent additional living space, featuring a spacious recreation room, dedicated gym, full bathroom, and guest bedroom-ideal for entertaining, guests, or a growing family. Step through the patio doors onto a fully landscaped backyard with a private patio, creating the perfect setting for summer gatherings, family time, or relaxing with kids and pets. Completing this exceptional property is a double detached garage. A rare opportunity to own a beautifully finished home in one of Mount Pleasant’s premier locations, surrounded by mature trees and close to parks, schools, amenities, and everything inner-city Calgary has to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343530
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,987.34 sq. ft.
Main Level Finished Area:	946.17 sq. ft.
Upper Level Finished Area:	1,041.17 sq. ft.
Below Grade Finished Area:	909.5 sq. ft.
Acreage:	No
Lot Area:	3,000 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2934O
Heating:	Central, Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Concrete, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, See Remarks
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:	Upper Level
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave, Other, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 17' × 16' ·
Main Floor	Dining Room · 16' × 10'7" ·
Main Floor	Kitchen · 15' × 10'7" ·
Main Floor	Foyer · 5'10" × 5' ·
Main Floor	Mud Room · 5'9" × 4' ·
Upper Level	Bedroom - Primary · 13' × 11'7" ·
Upper Level	Walk-In Closet · 14'6" × 4' ·
Upper Level	Bedroom · 13'6" × 10'1" ·
Upper Level	Bedroom · 12'1" × 9'7" ·

Upper Level	Laundry · 7'9" × 6' ·
Basement	Bedroom · 12'1" × 10'11" ·
Basement	Exercise Room · 11' × 10' ·
Basement	Game Room · 17'10" × 14'6" ·
Basement	Furnace/Utility Room · 7' × 6' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bidet, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Sump Pump(s), Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Interior Lot, Landscaped, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/814-22-avenue-nw-calgary-a2343530/

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