



911 22 Avenue NW, Calgary, Alberta - \$999,999



Main Photo

Property Description

MOVE-IN READY | MODERN FARMHOUSE | 4 BEDROOMS + HOME OFFICE | SOUTH-FACING BACKYARD | STEPS TO CONFEDERATION PARK

Welcome to this stunning Modern Farmhouse in the heart of Mount Pleasant, offering over 2,850 sq ft of developed living space and just a few minutes walk to Confederation Park, playgrounds, outdoor rinks, and 4th Street amenities! Featuring 4 bedrooms, a dedicated home office, and a sunny south-facing backyard, this home blends elegant design with everyday functionality.

The open-concept main floor showcases 10' ceilings, engineered hardwood flooring, custom millwork, and upscale finishes throughout. The chef-inspired kitchen is the perfect space for entertaining and includes full-height custom cabinetry, a central island with flush eating bar, quartz countertops, and premium stainless-steel appliances. A spacious living area features an inset gas fireplace, custom built-ins, and views of the sunny backyard—perfect for entertaining or relaxing with family.



The main floor also includes a private front office, ideal for working from home, a large dining area, a rear mudroom with built-ins, and a stylish powder room.

Upstairs, the primary suite impresses with a beautiful tray ceiling, large walk-in closet, and a spa-inspired 5-pc ensuite with heated floors, dual vanities, a glass-enclosed steam shower, a free-standing soaker tub, and private water closet. Two additional bedrooms feature tray ceilings and share a 4-pc bathroom with full tile surrounding the shower and quartz counters. The convenient laundry room completes the upper level.

The fully developed basement offers a spacious rec room, wet bar, flex space, a fourth bedroom with walk-in closet, and another full 4-pc bath – an ideal space for guests, teens, or entertaining.

Enjoy life in this mature, family-friendly community with quick access to schools (King George School, St. Joseph, SAIT, and U of C), local shops and eateries (Velvet Café, 4th Spot, Milk Ice Cream).

Don't miss your chance to live in one of Calgary's most desirable inner-city neighborhoods. Book your showing today!

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