

\$750,000 - 453 22 Avenue Nw, Calgary

MLS® #A2243145

\$750,000

4 Bedroom, 3.00 Bathroom, 1,104 sqft

Residential on 0.11 Acres

Mount Pleasant, Calgary, Alberta

Beautifully updated raised bungalow in Mount Pleasant with a **LEGAL BASEMENT SUITE!** Located on a quiet, tree lined street, this home blends modern upgrades with timeless character and offers over 2,000 sq. ft. of developed living space. The main floor features 2 bedrooms, 2 full bathrooms, and a bright open layout with a gas fireplace. A large island, stainless steel appliances, original hardwood, and curved archways add both function and charm.

The legal lower suite (renovated in 2015 with added soundproofing) includes 2 bedrooms, a full bath, its own laundry, and is perfect for rental income, extended family, or an investment property. Enjoy a sunny south facing backyard with mature fruit trees, a private patio, and an oversized 23.5' x 22' double garage. Major updates include a newer roof, dual furnaces, and upgraded electrical. Prime location close to downtown, SAIT, Confederation Park, schools, and shopping! Don't miss on this opportunity - Call to view today!

Built in 1951

Essential Information

MLS® #	A2243145
Price	\$750,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,104
Acres	0.11
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	453 22 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1N4

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Parking Pad
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Electric Cooktop, Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco

Foundation Poured Concrete

Additional Information

Date Listed August 21st, 2025
Zoning R-CG

Listing Details

Listing Office CIR Realty

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