

# \$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 Cooktop, Electric Stove, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer |
| 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  
Days on Market                28  
Zoning                              R-CG

**Listing Details**

Listing Office                    CIR Realty

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