

\$729,900 - 1511 22 Avenue Nw, Calgary

MLS® #A2239131

\$729,900

3 Bedroom, 3.00 Bathroom, 1,421 sqft
Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Situated on a beautiful tree-lined street in the highly sought-after inner-city neighborhood of Capitol Hill, this classic two-story home offers a perfect blend of charm and modern updates. Featuring a sunny south-facing backyard and extensive renovations, this 3-bedroom, 3-bathroom home is ideal for a young family or couple. Youâ€™re welcomed by lovely landscaping and a charming front porch that leads into a bright, spacious living room with large windows, built-in shelving, and a cozy fireplace. The brand-new kitchen boasts stainless steel appliances, quartz countertops, and all-new cabinetry, flowing into a sunlit dining area with south-facing windows. A rear door opens to a sunny deck and a low-maintenance backyard, leading to an oversized, heated, and insulated double garage with plenty of storage. Upstairs, the large primary bedroom features a beautifully renovated 3-piece ensuite with a glass tile shower and a quaint sunroomâ€”ideal as a home office or reading nook. Two more bedrooms and a 4-piece bath complete the upper level. The fully finished basement includes a spacious rec room, laundry area, and generous storage. Renovations include all new paint, flooring, bathroom vanities, a completely new kitchen, basement development, and updated landscaping, to name only the highlights (2025). Additional upgrades include a new roof (2024), high-efficiency furnace (2016), and hot water tank (2021). With close proximity to schools,



SAIT, U of C, North Hill shopping, Confederation Park, and just minutes to downtown, this home offers incredible value in one of Calgary's premier neighborhoods.

Built in 1983

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2239131 |
| Price | \$729,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,421 |
| Acres | 0.07 |
| Year Built | 1983 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1511 22 Avenue NW |
| Subdivision | Capitol Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M1R2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Bookcases |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |

| | |
|-----------------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Landscaped, Private, Rectangular Lot, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 10th, 2025 |
| Days on Market | 62 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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