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

MLS® #A2239131

### \$729,900

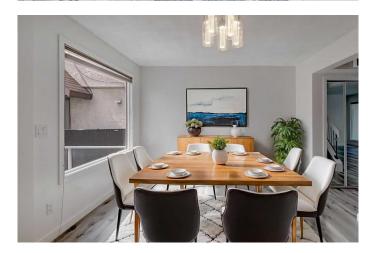
3 Bedroom, 3.00 Bathroom, 1,421 sqft Residential on 0.07 Acres

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. You'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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