

\$699,900 - 1511 22 Avenue Nw, Calgary

MLS® #A2239131

\$699,900

3 Bedroom, 3.00 Bathroom, 1,421 sqft

Single Family 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 Calgaryâ€™s premier neighborhoods.
(id:6289)

Built in 1983

Essential Information

Listing #	A2239131
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,421
Acres	0.07
Year Built	1983
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1511 22 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
Province	Alberta
Postal Code	T2M1R2

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo
Heating	Natural gas Forced air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Solutions



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