

# \$899,500 - 1635 22 Avenue Nw, Calgary

MLS® #A2111134

**\$899,500**

4 Bedroom, 4.00 Bathroom, 1,856 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

**\*South Backyard\*\*** Fully Upgraded, brand-new Semi-Detached INFILL in the coveted community of Capitol Hill, NW! The open concept layout of this 2-storey, around 2648 sq ft total covering area is unlike anything else you will see! Entering you will be greeted with a large foyer, open concept main floor with 10 FEET CEILINGS, Large formal DINING area, spacious kitchen match the ceiling height cabinets with 14"™ huge island, quartz counter tops and stainless steel appliances packages. The bright and spacious living room with FIREPLACE acts as a welcoming hub, with direct access to the back deck. The rear mudroom features built-in lockers and a bench, keeping everyone organized as they head in and out of the house. In Upper floor, the master suite enjoys a vaulted ceiling and large walk-in closet w/ built-in shelving, master ensuite has heated floors, a free standing tub, a fully tiled STEAM shower w/ bench and quartz counters. The upper floor also includes two big size bedrooms and full bathroom, a full laundry room. The BASEMENT with 9 FEET CEILING is where the fun is at featuring a huge rec room which includes a wet bar, YOGA Room, has a spacious bedroom with a walk in closet, a full bathroom, a built in closet, storage space. ALSO comes with double detached garage. Few minutes to downtown, schools, Calgary University and shopping. Situated on a quiet street in Capital Hills with South Back Yard, a 3 minute walk to Confederation Park & access to Downtown through Centre, 14th and



10th Street. This home comes with superior finishes. Main floor comes with engineered hardwood, 10' ceilings, 8' doors, quartz countertops throughout, fireplace, huge kitchen pantry, and oversized island. Upper floor comes with a master suite faces north and offers a luxurious 5 pc en suite w/bench and a beautiful freestanding tub; also 2 bedrooms and laundry. The lower level is complete with a fourth bedroom and a 4pc bath, as well as wet bar and huge rec room and yoga room. This home features exposed aggregate walkways and a huge deck in the back & has double detached garage. MUST SEE!

Built in 2018

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2111134               |
| Price          | \$899,500              |
| Sold Price     | \$860,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,856                  |
| Acres          | 0.07                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1635 22 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |

Postal Code T2M 1R4

## Amenities

Parking Spaces 2

Parking Double Garage Detached

## Interior

Interior Features Bar, High Ceilings, No Animals Allowed, Quartz Counters, Vaulted Ceiling(s),

Appliances Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Barbecue

Lot Description Back Lane, Low Maintenance Landscape, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Asphalt, Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed February 29th, 2024

Date Sold April 2nd, 2024

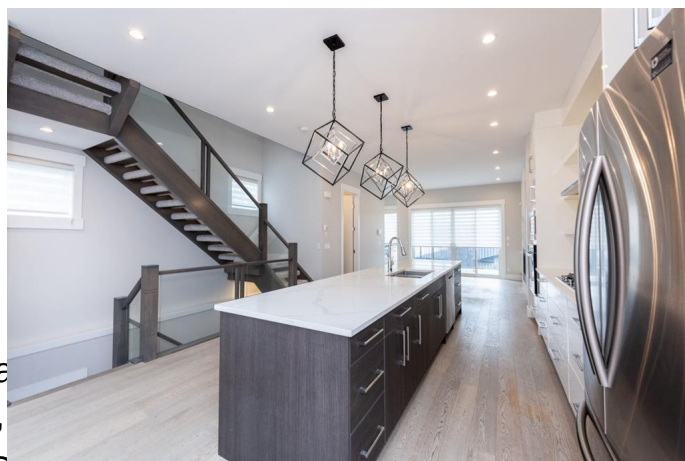
Days on Market 33

Zoning R-C2

HOA Fees 0.00

## Listing Details

Listing Office Century 21 Bravo Realty



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