

\$629,900 - 1511 22 Avenue Nw, Calgary

MLS® #A2142045

\$629,900

3 Bedroom, 3.00 Bathroom, 1,415 sqft
Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Located on a beautiful tree-lined street in the desirable inner-city neighbourhood of Capitol Hill, a classic Two-Story home with attractive south-facing backyard is waiting for you. This 3-bedroom 3 bath home provides everything needed by a young family or couple. Beautiful landscaping and a welcoming front porch greet you upon arrival. Step inside to a spacious front living room with hardwood floors, expansive built-in shelving and a lovely fireplace with stone surround. Continue toward the kitchen with large dining area and south facing windows allowing natural sunlight to fill the area. A garden door leads to the sunny deck and backyard with low maintenance landscaping & a pathway to the huge double garage that is heated and fully insulated, ensuring secure parking and additional storage space. A convenient half bathroom completes the main level. Upstairs the large primary bedroom with laminate flooring has its own 3-piece ensuite updated with a gorgeous glass tile shower. The primary bedroom is connected to a spacious sunroom/den – perfect for a home office or reading area. The remainder of the upper level has ceramic tile flooring throughout including bedrooms 2 and 3 and another 4-piece bathroom. The basement is partially developed and awaits your creative touch. Additional features include a new roof in 2024, an updated high efficiency furnace (2016) and hot water tank (2021). This property is located near exceptional amenities including primary schools, the SAIT campus,



North Hill shopping, and the picturesque
Confederation Park.

Built in 1983

Essential Information

MLS® #	A2142045
Price	\$629,900
Sold Price	\$590,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,415
Acres	0.07
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1511 22 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1R2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Oversized

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, See Remarks, Washer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	November 15th, 2024
Days on Market	149
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.