

1511 22 Avenue, Calgary T2M 1R2

MLS®#: **A2142045** Area: **Capitol Hill** Listing Date: **06/19/24** List Price: **\$684,900**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 27-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1983**  
Lot Information  
 Lot Sz Ar: **3,003 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,415**  
 Low Sqft:  
 Ttl Sqft: **1,415**

DOM

**11**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Street Lighting,Rectangular Lot**  
 Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,See Remarks,Washer**  
 Int Feat: **Ceiling Fan(s),No Smoking Home,Storage**  
 Utilities:

Room Information

| Room             | Level    | Dimensions     | Room                 | Level    | Dimensions     |
|------------------|----------|----------------|----------------------|----------|----------------|
| Living Room      | Main     | 13`10" x 18`3" | Dining Room          | Main     | 11`4" x 13`5"  |
| Kitchen          | Main     | 10`10" x 10`9" | 2pc Bathroom         | Main     | 4`7" x 4`6"    |
| Bedroom          | Upper    | 13`1" x 8`10"  | Bedroom              | Upper    | 13`1" x 8`10"  |
| 4pc Bathroom     | Upper    | 8`11" x 4`11"  | Bedroom - Primary    | Upper    | 13`0" x 11`0"  |
| 3pc Ensuite bath | Upper    | 8`6" x 6`10"   | Den                  | Upper    | 7`4" x 10`7"   |
| Game Room        | Basement | 18`8" x 16`9"  | Furnace/Utility Room | Basement | 21`7" x 16`11" |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2864AF**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**OPEN HOUSE - Saturday, June 29, 2:00PM to 4:00PM - 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.**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bamber Realty LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









