



THE
A-TEAM

**RE/MAX
FIRST**

1404 22 Avenue, Calgary T2M 1P8

MLS® #: **A2145504** Area: **Capitol Hill** Listing Date: **06/28/24** List Price: **\$898,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2022**

Finished Floor Area
 Abv Sqft: **1,534**
 Low Sqft:
 Ttl Sqft: **1,534**

DOM

80
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s), Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Brick, Stucco**
 Flooring: **Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer**
 Int Feat: **Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	5`0" x 16`9"	Bedroom - Primary	Upper	11`3" x 10`0"
Bedroom	Upper	11`8" x 8`6"	Dining Room	Main	7`6" x 14`2"
Living Room	Main	9`4" x 19`3"	2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$400

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **2311379**

Remarks

Pub Rmks: **Experience the perfect blend of luxury and comfort in this beautifully designed property located in the welcoming neighborhood of Capitol Hill. With architecture by Jackson McCormick and interior design by Paul Lavoie, this 2-bedroom, 2.5-bath home offers over 1,550 sq ft of elegant living space with no detail overlooked. Start your day with breathtaking views from the rooftop patio, enjoying the sun from dawn till dusk. The rooftop patio is also wired for a hot tub, making it an ideal space for relaxation and entertainment while the green roof vegetation system is perfect for those with a green thumb. The home is filled with natural light, highlighting the exquisite hardwood floors and the 8 ft solid core doors throughout. The main level features a sleek, open-concept kitchen equipped with a Fisher & Paykel appliance package, quartz countertops, and a spacious center island. The kitchen boasts soft-close cabinetry and pantry ensuring ample storage and convenience. Step out onto the large patio space off the kitchen, complete with a BBQ line, perfect for morning coffee or evening meals. The dining room, with its large picture window and modern slat wall design, is ideal for entertaining, flowing seamlessly into a cozy living area with an electric fireplace—perfect for relaxing with a good book and a glass of wine. Central air conditioning ensures comfort year-round. The upper level is home to the primary bedroom, complete with a luxurious 5pc ensuite featuring his and her sinks, a soaker tub, and a glass-enclosed shower with a bench. Custom cabinetry and built-in shelving within the walk-in closet provide ample storage. An additional bedroom with 4pc ensuite, and a convenient laundry room complete this floor. The attached single-car garage offers secure parking and features a heated driveway in the back, adding to the convenience of this property. Located minutes from downtown, the University of Calgary, shops, restaurants, and local schools, this home offers the best of urban living in a peaceful community setting. Don't miss this rare chance to make this exceptional property your own.**

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





