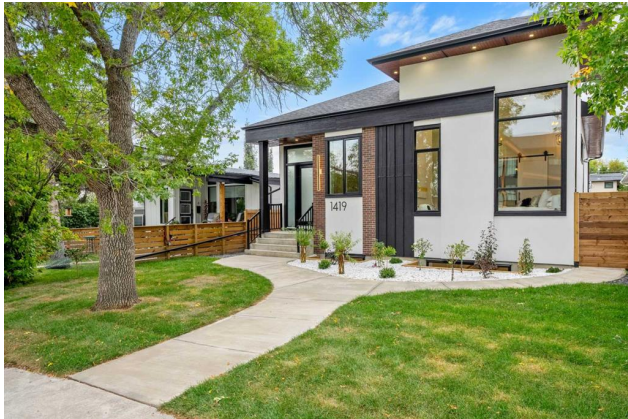


1419 22 Avenue, Calgary T2M 1P9

MLS®#: **A2165024** Area: **Capitol Hill** Listing Date: **09/11/24** List Price: **\$1,749,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,919 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,774**  
 Low Sqft:  
 Ttl Sqft: **1,774**

DOM  
**8**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Double Garage Detached,Garage Faces Rear,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Concrete,Stucco,Wood Frame**  
 Heating: **In Floor Roughed-In,Forced Air,Natural Gas** Flooring: **Ceramic Tile,Hardwood**  
 Sewer: Ext Feat: **BBQ gas line,Private Yard** Water Source: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer/Dryer**  
 Int Feat: **Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`6" x 7`4"	5pc Ensuite bath	Main	15`10" x 8`10"
Dining Room	Main	16`7" x 13`3"	Foyer	Main	7`7" x 18`9"
Kitchen	Main	16`0" x 16`7"	Laundry	Main	5`5" x 8`7"
Living Room	Main	17`9" x 17`0"	Mud Room	Main	15`7" x 4`1"
Bedroom - Primary	Main	13`9" x 12`9"	Walk-In Closet	Main	9`5" x 7`6"
4pc Bathroom	Basement	11`3" x 8`3"	Game Room	Basement	8`1" x 17`6"

Bedroom  
Game Room  
Furnace/Utility Room

Basement  
Basement  
Basement

11`4" x 13`8"  
22`6" x 29`9"  
7`0" x 12`11"

Bedroom  
Storage

Basement  
Basement

11`4" x 13`1"  
7`0" x 11`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

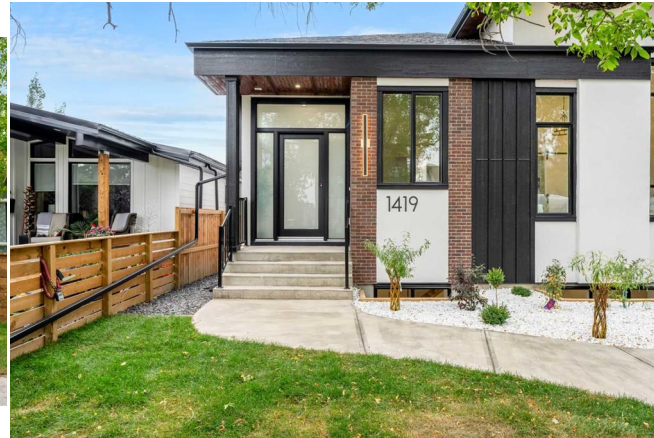
**3150P**

Remarks

Pub Rmks: **OPEN HOUSE: Sat/Sun, Sept. 21/22: 2-4pm! \*\*\*LUXURIOUS BUNGALOW ALERT\*\*\* Very rare, brand new, 1,774 SF, 3 bed, 2.5 bath, inner city bungalow on a 41' x 120' lot just steps from Confederation Park. A master-planned development by Buci's Homes on a quiet, tree-lined street in Capitol Hill with a sunny, south facing, rear yard. What an incredible, creative, open floor plan - the grandeur is undeniable! Massive 12 foot ceilings with a 14 foot vault, showcasing the stunning fireplace, expansive windows and spacious living space. Notable features include: beamed ceiling, ultra-modern LED lighting, warm, wood toned built-ins, engineered hardwood floors throughout, central AC and so much more! A dreamy primary suite with walk-in closet and spa-like ensuite with soaker tub, steam shower, heated tile floors and dual vanities. Chef-inspired kitchen with stainless steel appliances: gas cook top stove, built-in wall oven and microwave, large format fridge/freezer combo, water fall quartz island with extra storage and convenient walk-through butler's pantry also housing the laundry. The basement is bright and open with media built-ins, wet bar, games area, 2 bedrooms, a full bath and loads of storage. Roughed in for in-floor heat and central vac. This custom home does not disappoint and must be seen to be appreciated - schedule your private tour today!**

Inclusions:  
Property Listed By: **n/a**  
**RE/MAX First**

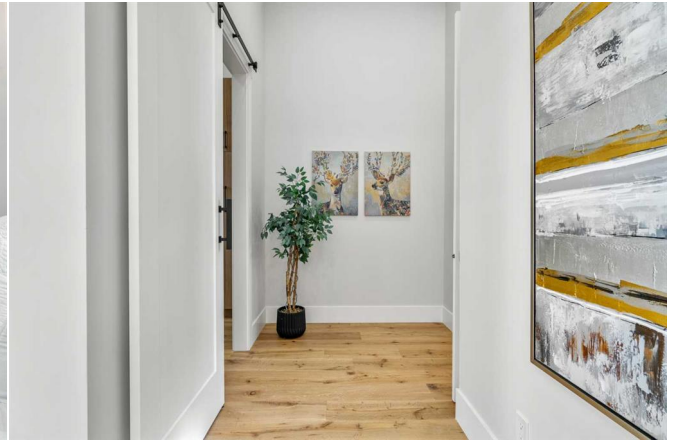
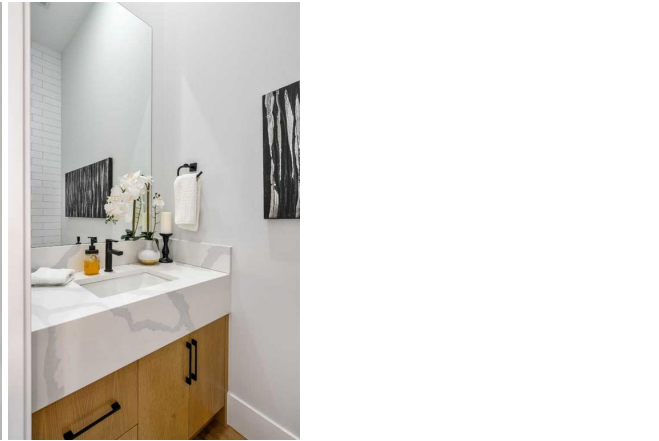
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



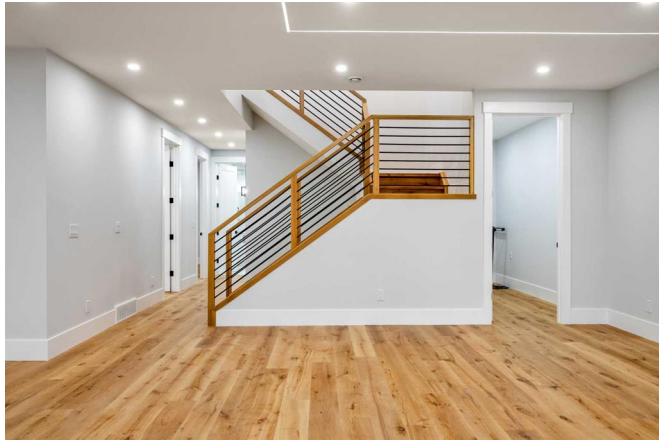








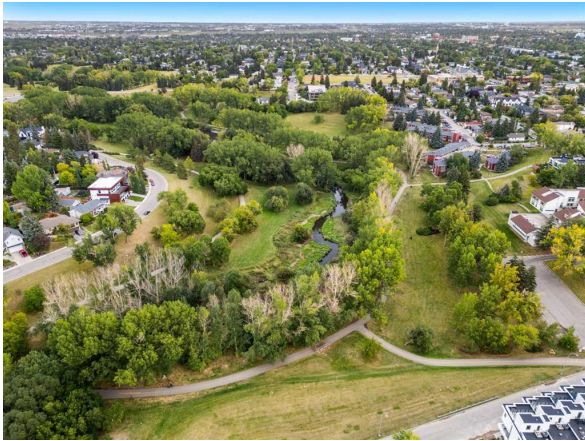












**1419 22 Ave NW, Calgary, AB**

Main Floor: Exterior Area 1774.75 sq ft  
 Interior Area 1664.79 sq ft  
 Excluded Area 737 sq ft



PREPARED: 2024/01/11

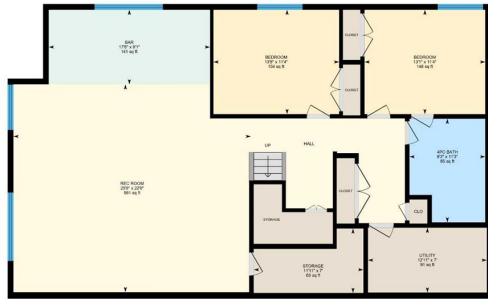


White regions are excluded from total floor area in G3/2D2 floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



1419 22 Ave NW, Calgary, AB

Basement (Below Grade) Exterior Area 1542.81 sq ft  
Interior Area 1538.99 sq ft



PREPARED: 2024/05/11



While regions are excluded from total floor area in GDSCE, floor plans. All room dimensions and floor areas must be considered appropriate and are subject to independent verification.