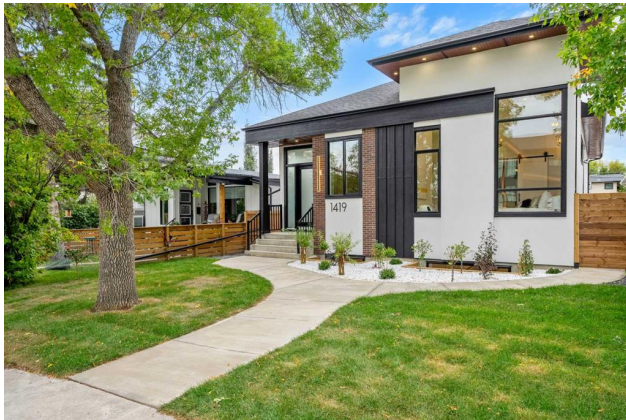


1419 22 Avenue, Calgary T2M 1P9

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  
**72**  
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**

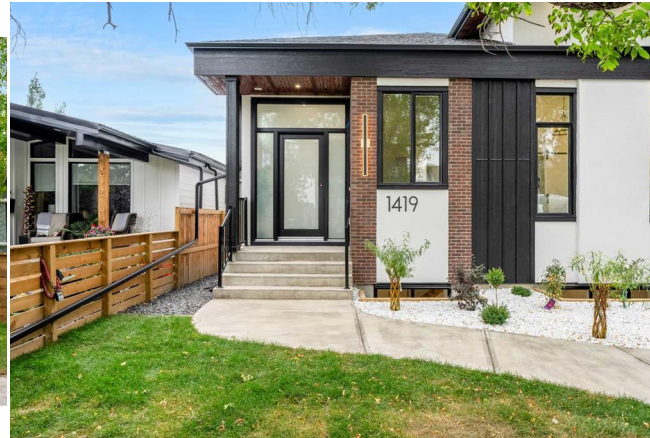
**3150P**

Remarks

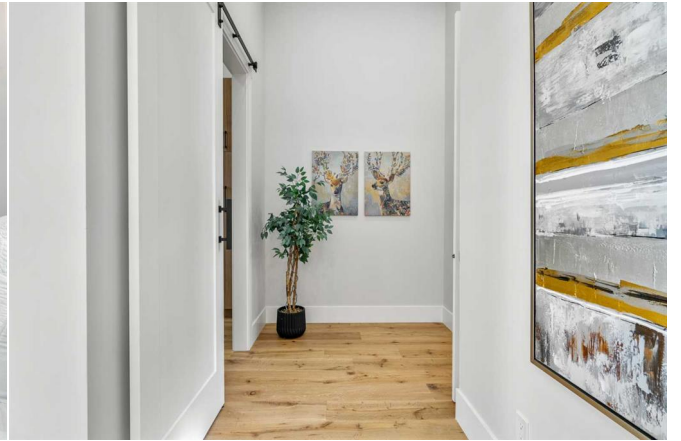
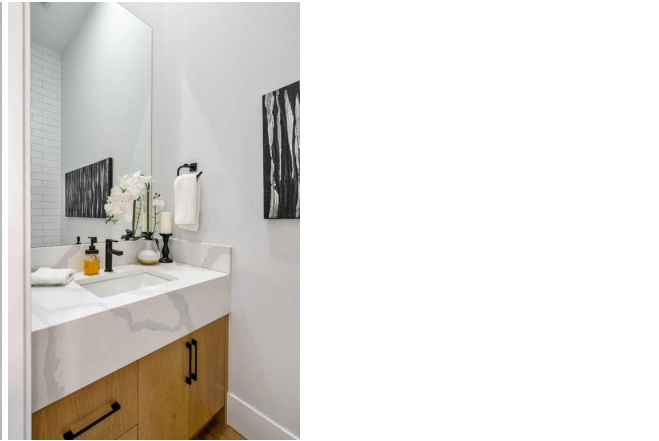
Pub Rmks: **OPEN HOUSE: Sat/Sun, Nov. 23/24: 2-4pm\*\*\*LUXURIOUS BUNGALOW ALERT\*\*\* Very rare, brand new, 1,774 SF, 3 bed, 2.5 bath, inner city bungalow on a 41' x 120' lot just steps from Confederation Park. A master-planned development by Buci's Homes on a quiet, tree-lined street in Capitol Hill 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!**

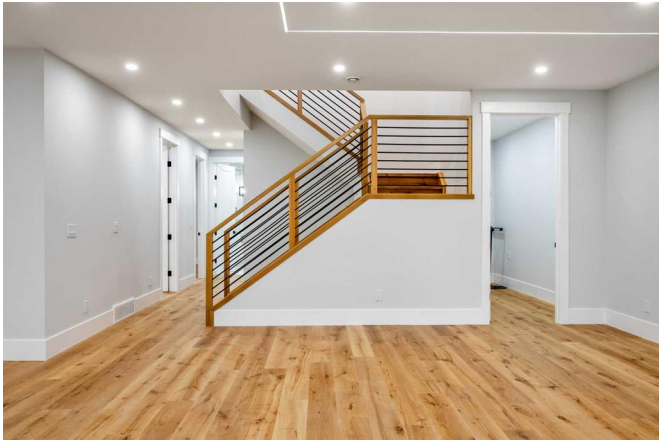
Inclusions:  
Property Listed By: **n/a**  
**RE/MAX First**

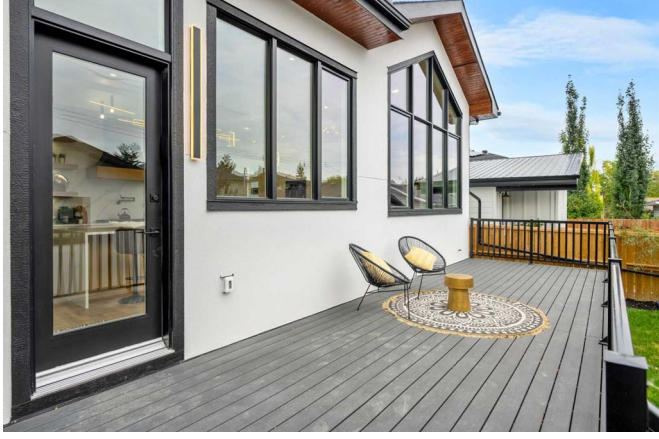
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







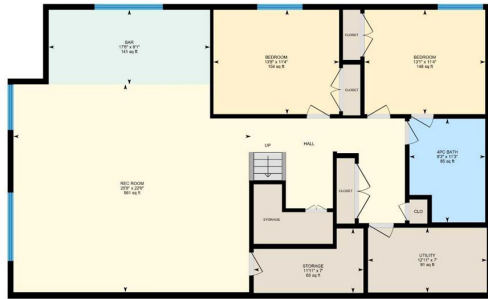






1419 22 Ave NW, Calgary, AB

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 G2/G3E, floor plans. All room dimensions and floor areas must be considered appropriate and are subject to independent verification.