



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1723 22 Avenue, Calgary T2M 1R5**

MLS® #: **A2175069**      Area: **Capitol Hill**      Listing Date: **10/25/24**      List Price: **\$650,000**  
 Status: **Pending**      County: **Calgary**      Change: **-\$25k, 28-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1978**  
Lot Information  
 Lot Sz Ar: **3,003 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,396**  
 Low Sqft:  
 Ttl Sqft: **1,396**

DOM

**89**  
Layout  
 Beds: **3 (3)**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Corner Lot,Lawn,No Neighbours Behind,Landscaped,Level,Views**

Park Feat:

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Boiler**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Cedar,Stucco**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Electric Stove,Gas Dryer,Range Hood,Refrigerator,Washer**  
 Int Feat: **No Smoking Home,Open Floorplan,Separate Entrance,Vinyl Windows**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>		<b>Dining Room</b>	<b>Main</b>	<b>12`6" x 9`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 14`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`11" x 15`2"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>7`8" x 13`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 12`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 10`5"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`1" x 13`5"</b>
<b>Office</b>	<b>Basement</b>	<b>8`7" x 16`11"</b>	<b>Workshop</b>	<b>Basement</b>	<b>15`9" x 7`3"</b>

**4pc Bathroom**

**Basement**

**5`0" x 8`6"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**2864AF**

Zoning:

**R-CG**

Remarks

Pub Rmks:

**OPEN HOUSE DECEMBER 1 2PM-4PM. Imagine living on a quiet street right next to GRENSPACE, in the highly desirable community of Capitol Hill. This immaculate well-maintained home with a SUN FILLED SOUTH BACKYARD offers VIEWS of downtown yet is steps away from Confederation Park where you can enjoy nature! As you approach you will notice the welcoming front porch, gleaming wide plank Mahogany hardwood floors, Knockdown Ceiling, and bright open concept. The mid-century modern kitchen is a focal point with under cabinet lights, clean lines, updated electric stove with a gas line roughed in, new fridge, and a sink overlooking the rear sunroom and yard. The dining room and large living room seamlessly connect to this space which are flooded with natural light. The powder room is tucked away for privacy and the sunroom at the rear of the home offers an additional entertaining space. The sunny backyard has a sizable deck with an awning making it a great spot for outdoor gatherings plus a convenient detached garage. As you head upstairs you will notice the decorative railing. The spacious primary has two large windows, dual closets and hardwood floors. A 4pc bath and two additional well sized bedrooms with warm cork flooring complete this level. The basement is partially developed and includes a separate side entrance along the stairwell, a den with an egress window, a shop area, and laundry room. Plenty of updates have been completed over the years including a new boiler system in 2023, new shingles in 2019, vinyl windows in 2012, water softener in 2018, and Hunter Douglas Blinds. Situated in an unbeatable location with no one beside you, or behind you! Steps to Capitol Hill and St Pius K-6 school, SAIT, the grocery store, C-train, U of C, and plenty of other shops, plus an easy commute to downtown! View the virtual tour or schedule your showing today!**

Inclusions:

Property Listed By:

**Laundry folding table in basements, storage racks in the laundry room  
CIR Realty**

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









