



THE
A-TEAM

**RE/MAX
FIRST**

1406 22 Avenue, Calgary T2M1P8

MLS®#: **A2182828**

Area: **Capitol Hill**

Listing Date: **12/20/24**

List Price: **\$848,125**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,275**
Low Sqft:
Ttl Sqft: **1,275**

DOM

1
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt**
Heating: **In Floor,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: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Washer**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`10" x 10`2"
Dining Room	Main	11`8" x 10`5"
Bedroom - Primary	Second	10`7" x 14`6"
5pc Ensuite bath	Second	11`4" x 6`5"
Bedroom	Basement	10`5" x 8`10"
Furnace/Utility Room	Basement	14`7" x 3`1"

Room	Level	Dimensions
Kitchen	Main	12`4" x 10`2"
2pc Bathroom	Main	6`5" x 4`11"
Bedroom	Second	9`6" x 9`3"
4pc Ensuite bath	Second	9`6" x 5`0"
3pc Ensuite bath	Basement	8`0" x 4`9"

Condo Fee:
\$400

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **2311379**

Remarks

Pub Rmks: **Discover the ultimate blend of luxury and comfort in this stunningly designed property, nestled in the vibrant neighborhood of Capitol Hill. Created by renowned architect Jackson McCormick and featuring interiors by acclaimed designer Paul Lavoie, this 3-bedroom, 3.5-bathroom home spans over 1,530 sq ft of meticulously crafted living space where no detail has been overlooked. Begin your mornings with breathtaking views from the rooftop patio, a serene oasis bathed in sunlight from dawn to dusk. The rooftop is thoughtfully wired for a hot tub, making it a perfect space for both relaxation and entertaining. For those with a green thumb, the integrated green roof vegetation system adds an eco-friendly touch. Inside, natural light floods the home, highlighting the exquisite hardwood floors and 8-foot solid core doors. The main level boasts a sleek, open-concept kitchen equipped with a premium Fisher & Paykel appliance package, quartz countertops, a spacious center island, and a chic slat wall design. Soft-close cabinetry and a pantry provide ample storage, ensuring both beauty and practicality. The dining area, framed by a large picture window, is perfect for hosting gatherings, while the cozy living area with an electric fireplace offers a comfortable retreat for relaxation. Enjoy year-round comfort with central air conditioning. Upstairs, the primary suite is a haven of tranquility, featuring a luxurious 5-piece ensuite with dual sinks, a soaker tub, and a glass-enclosed shower. Custom cabinetry, built-in shelving, and a built-in dresser provide exceptional storage solutions. An additional bedroom with its own 4-piece ensuite and a convenient laundry room complete the upper level. The lower level includes a third bedroom with a 4-piece ensuite, offering privacy and flexibility. The attached single-car garage provides secure, heated parking and features a heated driveway for added convenience during the winter months. Located just minutes from downtown, the University of Calgary, local shops, restaurants, and top-rated schools, this home combines the best of urban living with a peaceful community vibe. Don't miss this rare opportunity to own a property that seamlessly blends sophistication, functionality, and location. Schedule your private showing today!**

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







