



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
43
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)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Bedroom, etc. with their respective levels and dimensions.

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**







