

1404 22 Avenue NW
Calgary, Alberta

MLS # A2145504



\$898,000

Division:	Capitol Hill		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,534 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	None	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

Experience the perfect blend of luxury and comfort in this beautifully designed property located in the welcoming neighborhood of Capitol Hill. With architecture by Jackson McCormick and interior design by Paul Lavoie, this 2-bedroom, 2.5-bath home offers over 1,550 sq ft of elegant living space with no detail overlooked. Start your day with breathtaking views from the rooftop patio, enjoying the sun from dawn till dusk. The rooftop patio is also wired for a hot tub, making it an ideal space for relaxation and entertainment while the green roof vegetation system is perfect for those with a green thumb. The home is filled with natural light, highlighting the exquisite hardwood floors and the 8 ft solid core doors throughout. The main level features a sleek, open-concept kitchen equipped with a Fisher & Paykel appliance package, quartz countertops, and a spacious center island. The kitchen boasts soft-close cabinetry and pantry ensuring ample storage and convenience. Step out onto the large patio space off the kitchen, complete with a BBQ line, perfect for morning coffee or evening meals. The dining room, with its large picture window and modern slat wall design, is ideal for entertaining, flowing seamlessly into a cozy living area with an electric fireplace—perfect for relaxing with a good book and a glass of wine. Central air conditioning ensures comfort year-round. The upper level is home to the primary bedroom, complete with a luxurious 5pc ensuite featuring his and her sinks, a soaker tub, and a glass-enclosed shower with a bench. Custom cabinetry and built-in shelving within the walk-in closet provide ample storage. An additional bedroom with 4pc ensuite, and a convenient laundry room complete this floor. The attached single-car garage offers secure parking and features a heated driveway in the back, adding to the convenience of this property. Located minutes

from downtown, the University of Calgary, shops, restaurants, and local schools, this home offers the best of urban living in a peaceful community setting. Don't miss this rare chance to make this exceptional property your own.