$799,999 - 1404 22 Avenue Nw, Calgary

MLS® #A2182887

$799,999
2 Bedroom, 3.00 Bathroom, 1,376 sqft
Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

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 2-bedroom, 2.5-bathroom home spans over 1,430 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 kitchen equipped with a premium Fisher & Paykel appliance package, and quartz countertops. Soft-close cabinetry and a large 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 and built-in shelving within the walk-in closet provide ample storage. An additional bedroom with its own 4-piece ensuite and a convenient laundry room complete the upper level.
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. Donâ€™t miss this rare opportunity to own a property that seamlessly blends sophistication, functionality, and location. Schedule your private showing today!

Built in 2022

Essential Information

MLS® #	A2182887
Price	$799,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,376
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1404 22 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2M 1P8

Amenities

Amenities	Snow Removal
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	December 20th, 2024
Days on Market	178
Zoning	M-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

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