



## 1514 22 Avenue Calgary Alberta

\$700,000

This charming 1930s bungalow, ideally situated in Capitol Hill, boasts a well-appointed layout and unique architectural features, creating a space you'll want to call home. The chef's kitchen, equipped with stainless steel appliances, ample storage, copper backsplash, and quartz countertops, flows into the full-sized dining room, ideal for entertaining. The spacious living room fills with natural light, courtesy of the many windows, creating a bright and uplifting atmosphere. The primary bedroom, surrounded by windows and trees, offers a peaceful retreat. The 4 pc bathroom has been upgraded, including a new vanity, cement tile flooring, tile surround, and a deep soaker tub. The fully developed basement provides an additional living area with two bedrooms (non-egress windows), a full bathroom, a flex area, a storage room, and laundry. The south-facing backyard is a standout feature, with a large deck, a double detached garage, a fully fenced yard, a beautiful perennial garden, a water fountain, and mature pear and apple trees. Other features and upgrades include laminate flooring, newer appliances, interior and exterior paint, HE furnace, updated light and plumbing fixtures, a separate entrance, and a 37.5' x 120' lot size. Living here, you'll be near all the local amenities like North Hill Mall, SAIT, Ctrain, U of C, and Confederation Park. Plus easy access to 14 St, John Laurie, and Trans Canada to get in-out-and-around the city. This house offers high quality and unparalleled convenience and is ready for you to call home. (id:6769)

3pc Bathroom 12.92 Ft x 4.92 Ft

Bedroom 9.58 Ft x 11.00 Ft

Bedroom 9.75 Ft x 14.08 Ft

Laundry room 5.17 Ft x 8.08 Ft

4pc Bathroom 6.92 Ft x 6.58 Ft

Primary Bedroom 9.67 Ft x 15.00 Ft

Dining room 9.67 Ft x 12.75 Ft

Kitchen 11.50 Ft x 12.83 Ft

Living room 14.00 Ft x 19.08 Ft

Listing Presented By:



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