



# 1402 22 Avenue Calgary Alberta

\$920,000

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 4-bedroom, 3.5-bathroom home spans over 1,719 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 pantry provide ample storage, ensuring both beauty and practicality. The open main floor is perfect for hosting gatherings, while the 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 3-piece ensuite and convenient laundry complete the upper level. The lower level includes two more bedrooms that share a 4-piece bath, 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, loca...

Primary Bedroom 13.08 Ft x 11.75 Ft

5pc Bathroom 9.25 Ft x 8.25 Ft

Bedroom 8.67 Ft x 11.67 Ft

3pc Bathroom 5.08 Ft x 8.67 Ft

Bedroom 14.08 Ft x 10.58 Ft

Bedroom 10.08 Ft x 10.67 Ft

4pc Bathroom 13.50 Ft x 7.25 Ft

Furnace 2.58 Ft x 5.50 Ft

Living room 14.25 Ft x 15.25 Ft

Kitchen 11.50 Ft x 19.00 Ft

2pc Bathroom 4.83 Ft x 6.25 Ft

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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca