



1511 22 Avenue Calgary Alberta

\$849,900

Situated on a beautiful tree-lined street in the highly sought-after inner-city neighborhood of Capitol Hill, this classic two-story home offers a perfect blend of charm and modern updates. Featuring a sunny south-facing backyard and extensive renovations, this 3-bedroom, 3-bathroom home is ideal for a young family or couple. You're welcomed by lovely landscaping and a charming front porch that leads into a bright, spacious living room with large windows, built-in shelving, and a cozy fireplace. The brand-new kitchen boasts stainless steel appliances, quartz countertops, and all-new cabinetry, flowing into a sunlit dining area with south-facing windows. A rear door opens to a sunny deck and a low-maintenance backyard, leading to an oversized, heated, and insulated double garage with plenty of storage. Upstairs, the large primary bedroom features a beautifully renovated 3-piece ensuite with a glass tile shower and a quaint sunroom—ideal as a home office or reading nook. Two more bedrooms and a 4-piece bath complete the upper level. The fully finished basement includes a spacious rec room, laundry area, and generous storage. Renovations include all new paint, flooring, bathroom vanities, a completely new kitchen, basement development, and updated landscaping, to name only the highlights (2025). Additional upgrades include a new roof (2024), high-efficiency furnace (2016), and hot water tank (2021). With close proximity to schools, SAIT, U of C, North Hill shopping, Confederation Park, and just minutes to downtown, this home offers incredible value in one of Calgary's premier neighborhoods. (id:6769)

Recreational, Games room 16.75 Ft x 35.83 Ft

Furnace 5.42 Ft x 16.58 Ft

2pc Bathroom 4.42 Ft x 4.50 Ft

Dining room 13.50 Ft x 14.83 Ft

Foyer 3.50 Ft x 4.50 Ft

Kitchen 10.67 Ft x 10.92 Ft

Living room 18.25 Ft x 14.42 Ft

3pc Bathroom 6.92 Ft x 8.67 Ft

4pc Bathroom 4.92 Ft x 8.83 Ft

Bedroom 8.92 Ft x 13.08 Ft

Bedroom 8.83 Ft x 13.08 Ft

Primary Bedroom 11.00 Ft x 21.08 Ft

Listing Presented By:



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