



## 1723 22 Avenue Calgary Alberta

\$699,900

Imagine living on a quiet street right next to GRENSPACE, in the highly desirable community of Capitol Hill. This immaculate well-maintained home with a SUN FILLED SOUTH BACKYARD offers VIEWS of downtown yet is steps away from Confederation Park where you can enjoy nature! As you approach you will notice the welcoming front porch, gleaming wide plank Mahogany hardwood floors, Knockdown Ceiling, and bright open concept. The mid-century modern kitchen is a focal point with under cabinet lights, clean lines, updated electric stove with a gas line roughed in, new fridge, and a sink overlooking the rear sunroom and yard. The dining room and large living room seamlessly connect to this space which are flooded with natural light. The powder room is tucked away for privacy and the sunroom at the rear of the home offers an additional entertaining space. The sunny backyard has a sizable deck with an awning making it a great spot for outdoor gatherings plus a convenient detached garage. As you head upstairs you will notice the decorative railing. The spacious primary has two large windows, dual closets and hardwood floors. A 4pc bath and two additional well sized bedrooms with warm cork flooring complete this level. The basement is partially developed and includes a separate side entrance along the stairwell, a den with an egress window, a shop area, and laundry room. Plenty of updates have been completed over the years including a new boiler system in 2023, new shingles in 2019, vinyl windows in 2012, water softener in 2018, and Hunter Douglas Blinds. Situated in an unbeatable location with no one beside you, or behind you! Steps to Capitol Hill and St Pius K-6 school, SAIT, the grocery store, C-train, U of C, and plenty of other shops, plus an easy commute to downtown! View the virtual tour or schedule your showing today! (id:6769)

Office 8.58 Ft x 16.92 Ft

Workshop 15.75 Ft x 7.25 Ft

4pc Bathroom 5.00 Ft x 8.50 Ft

2pc Bathroom Measurements not available

Dining room 12.50 Ft x 9.42 Ft

Kitchen 12.83 Ft x 14.58 Ft

Living room 13.92 Ft x 15.17 Ft

Sunroom 7.67 Ft x 13.42 Ft

Bedroom 11.58 Ft x 12.17 Ft

Bedroom 9.00 Ft x 10.42 Ft

Primary Bedroom 14.08 Ft x 13.42 Ft

Listing Presented By:



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