



## 1404 22 Avenue Calgary Alberta

\$837,200

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 ...

Primary Bedroom 14.92 Ft x 9.83 Ft

5pc Bathroom 8.08 Ft x 9.75 Ft

Bedroom 11.75 Ft x 8.58 Ft

4pc Bathroom 5.00 Ft x 8.58 Ft

Laundry room 5.75 Ft x 8.17 Ft

Furnace 2.25 Ft x 3.17 Ft

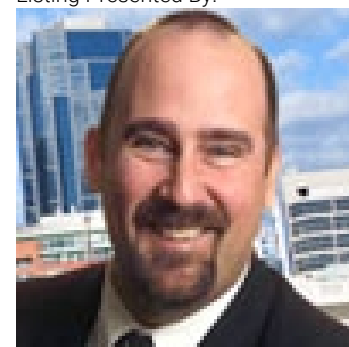
Living room 14.00 Ft x 12.17 Ft

Kitchen 13.75 Ft x 10.00 Ft

Dining room 9.33 Ft x 12.08 Ft

2pc Bathroom 5.08 Ft x 5.92 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<https://markdeverndencentury21.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca