

# \$799,995 - 1406 22 Avenue Nw, Calgary

MLS® #A2182828

**\$799,995**

3 Bedroom, 4.00 Bathroom, 1,275 sqft

Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

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 3-bedroom, 3.5-bathroom home spans over 1,530 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, open-concept kitchen equipped with a premium Fisher & Paykel appliance package, quartz countertops, a spacious center island, and a chic slat wall design. Soft-close cabinetry and a 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, built-in shelving, and a built-in dresser provide exceptional storage solutions. An additional bedroom with its own 4-piece ensuite and a convenient laundry room complete the upper level.

The lower level includes a third bedroom with a 4-piece ensuite, 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, local shops, restaurants, and top-rated schools, this home combines the best of urban living with a peaceful community vibe. Don't miss this rare opportunity to own a property that seamlessly blends sophistication, functionality, and location. Schedule your private showing today!

Built in 2022

**Essential Information**

MLS® #	A2182828
Price	\$799,995
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,275
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status Active

### Community Information

Address 1406 22 Avenue Nw  
Subdivision Capitol Hill  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2M1P8

### Amenities

Amenities None  
Parking Spaces 1  
Parking Single Garage Attached  
# of Garages 1

### Interior

Interior Features Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)  
Appliances Central Air Conditioner, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Washer  
Heating Forced Air, Fireplace(s), In Floor, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony, BBQ gas line  
Lot Description Back Lane  
Roof Asphalt  
Construction Brick, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed December 20th, 2024

Days on Market	225
Zoning	M-CG

## **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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