



GRASSROOTS
REALTY GROUP

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1515 22 Avenue NW
Calgary, Alberta

MLS # A2271582



\$649,900

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,383 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Alley Access, Oversized, Paved, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Pantry, See Remarks, Stone Counters, Storage		

Inclusions: projector screen

Welcome to Capitol Hill! This beautifully located home sits among mature tree canopies in one of Calgary's most sought-after inner-city communities. With its timeless two-story design and thoughtful modern upgrades, it offers the perfect blend of charm and functionality. This four-bedroom, two-story home with a fully finished basement is ideal for a young family or couple. You're greeted by lovely landscaping and a charming wrap-around deck that leads to a bright, private south-facing backyard. Inside, the side entrance opens to a grand living room—perfect for entertaining—with large windows, built-in shelving, and a cozy wood burning/gas assisted fireplace. The updated kitchen features a large pantry, stainless steel appliances, quartz countertops, and brand-new cabinetry, seamlessly flowing into a sunlit dining area with south-facing windows. A rear door leads to a sunny deck and low-maintenance yard, which connects to an oversized single garage offering plenty of storage, with a paved back lane! Upstairs, the spacious primary bedroom includes a beautiful reading nook, a large closet, and a private two-piece ensuite. Two additional bedrooms and a four-piece bathroom complete the upper level. The fully finished basement adds even more versatility, with a generous rec room perfect for movies and games, a laundry area, and a large fourth bedroom with its own three-piece ensuite. With close proximity to schools, SAIT, the University of Calgary, North Hill Centre, Confederation Park, and just minutes from downtown, this home offers exceptional value in one of Calgary's premier neighborhoods. Book your showing today!