



**1622 23 Avenue NW**  
**Calgary, Alberta**

**MLS # A2293740**



**\$1,099,900**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Treed		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s)

**Inclusions:** Blinds

OPEN HOUSE 1-3PM, MARCH 21. Set on a quiet residential street in Capitol Hill, this spacious bungalow offers a rare combination of current livability, flexible space, and future potential in one of northwest Calgary's established inner-city communities. Sitting on a huge 15.24m x 44.15m lot and zoned R-CG, this property presents an outstanding opportunity for buyers looking to enjoy the home today while also considering redevelopment possibilities down the road. With 1,453 sq. ft. above grade, this 3-bedroom plus office, 2.5-bathroom home features a bright open main floor, a finished basement, a detached double garage, and generous outdoor space at both the front and rear of the property. The main floor is designed for both daily living and entertaining, with hardwood flooring flowing through the principal rooms, high vaulted ceilings, crown moulding, and large feature windows that bring in excellent natural light. The living room is anchored by a gas fireplace with wood surround and opens into a generous dining area with plenty of room for gatherings. The kitchen is positioned at the heart of the home and offers extensive wood cabinetry, tile backsplash, skylights, a gas cooktop, built-in oven and microwave, a central island with raised eating bar, and an adjacent breakfast nook for casual meals and morning coffee. A dedicated main-floor office with built-in desk and shelving adds valuable flexibility for work-from-home needs, study space, or a quiet reading room. The main-floor primary bedroom serves as a private retreat, complete with hardwood flooring, a bay-style window with built-in window seating/storage, walk-in closet with organizers, and a spacious ensuite featuring a soaker tub and separate glass shower. A convenient 2-piece bath, mudroom with substantial built-in storage, and main-floor laundry with cabinetry, counter space, and direct

exterior access complete the main level. The finished basement extends the living space with a large rec room, a second fireplace, two additional bedrooms, and a full 4-piece bathroom, making it well suited for guests, older children, hobbies, or multi-purpose living. There is also additional storage/utility space shown on the floor plan. Outside, the home offers a large rear deck with stairs down to the fenced backyard, plus a detached double garage of approximately 539 sq. ft. The covered front porch adds another inviting outdoor sitting area and enhances the home's curb appeal. The size of the lot creates exceptional outdoor space now, while the R-CG zoning adds an important long-term consideration for buyers, investors, and builders exploring future redevelopment options, subject to City approval. Located in Capitol Hill, this property is close to Confederation Park, SALT, major road connections, shopping, and everyday amenities, offering an excellent opportunity to secure a full-size detached home on a substantial inner-city lot. Enjoy the space, appreciate the layout, and explore the potential.