



**GRASSROOTS**  
REALTY GROUP

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1417 22 Avenue NW  
Calgary, Alberta

MLS # A2138818



**\$775,000**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	1967 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Discover Scandinavian-inspired elegance at 1417 22 Ave NW, a meticulously crafted 3-bedroom, 3-bathroom bungalow that exudes modern charm and warmth. Spanning 1,003 square feet, this home boasts exquisite wood accents throughout, showcasing skillful craftsmanship at every turn. Step into the heart of the home, where the kitchen dazzles with high-end LG appliances and pristine quartz countertops, providing both functionality and style for culinary enthusiasts. The open-concept living area is bathed in natural light, highlighting the harmonious blend of clean lines and warm wooden details that create a serene and inviting ambiance. Each of the three spacious bedrooms offers comfort and tranquility, while the three full bathrooms feature contemporary finishes, ensuring a touch of luxury in every corner. Outside, the double detached garage provides ample space for vehicles and storage, complementing the thoughtful design of this beautiful property. Embrace the perfect fusion of Scandinavian design and modern amenities in this stunning bungalow, where every detail is crafted to enhance your living experience. Don't miss the opportunity to make this architectural gem your new home.