



GRASSROOTS
REALTY GROUP

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1511 22 Avenue NW
Calgary, Alberta

MLS # A2142045



\$684,900

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,415 sq.ft.	Age:	1983 (41 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage		

Inclusions: N/A

Located on a beautiful tree-lined street in the desirable inner-city neighbourhood of Capitol Hill, a classic Two-Story home with attractive south-facing backyard is waiting for you. This 3-bedroom 3 bath home provides everything needed by a young family or couple. Beautiful landscaping and a welcoming front porch greet you upon arrival. Step inside to a spacious front living room with hardwood floors, expansive built-in shelving and a lovely fireplace with stone surround. Continue toward the kitchen with large dining area and south facing windows allowing natural sunlight to fill the area. A garden door leads to the sunny deck and backyard with low maintenance landscaping & a pathway to the huge double garage that is heated and fully insulated, ensuring secure parking and additional storage space. A convenient half bathroom completes the main level. Upstairs the large primary bedroom with laminate flooring has its own 3-piece ensuite updated with a gorgeous glass tile shower. The primary bedroom is connected to a spacious sunroom/den – perfect for a home office or reading area. The remainder of the upper level has ceramic tile flooring throughout including bedrooms 2 and 3 and another 4-piece bathroom. The basement is partially developed and awaits your creative touch. Additional features include a new roof in 2024, an updated high efficiency furnace (2016) and hot water tank (2021). This property is located near exceptional amenities including primary schools, the SAIT campus, North Hill shopping, and the picturesque Confederation Park.