

# \$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	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Washer, Central Air Conditioner, Built-In Refrigerator, Garage Control(s), Range Hood
Heating	In Floor, Forced Air, Fireplace(s), 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	241
Zoning	M-CG

## **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.