

# \$729,900 - 1511 22 Avenue Nw, Calgary

MLS® #A2239131

**\$729,900**

3 Bedroom, 3.00 Bathroom, 1,421 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Situated on a beautiful tree-lined street in the highly sought-after inner-city neighborhood of Capitol Hill, this classic two-story home offers a perfect blend of charm and modern updates. Featuring a sunny south-facing backyard and extensive renovations, this 3-bedroom, 3-bathroom home is ideal for a young family or couple. Youâ€™re welcomed by lovely landscaping and a charming front porch that leads into a bright, spacious living room with large windows, built-in shelving, and a cozy fireplace. The brand-new kitchen boasts stainless steel appliances, quartz countertops, and all-new cabinetry, flowing into a sunlit dining area with south-facing windows. A rear door opens to a sunny deck and a low-maintenance backyard, leading to an oversized, heated, and insulated double garage with plenty of storage. Upstairs, the large primary bedroom features a beautifully renovated 3-piece ensuite with a glass tile shower and a quaint sunroomâ€”ideal as a home office or reading nook. Two more bedrooms and a 4-piece bath complete the upper level. The fully finished basement includes a spacious rec room, laundry area, and generous storage. Renovations include all new paint, flooring, bathroom vanities, a completely new kitchen, basement development, and updated landscaping, to name only the highlights (2025). Additional upgrades include a new roof (2024), high-efficiency furnace (2016), and hot water tank (2021). With close proximity to schools,



SAIT, U of C, North Hill shopping, Confederation Park, and just minutes to downtown, this home offers incredible value in one of Calgary's premier neighborhoods.

Built in 1983

**Essential Information**

MLS® #	A2239131
Price	\$729,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,421
Acres	0.07
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1511 22 Avenue NW
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1R2

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Bookcases
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	56
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Solutions
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