

\$749,900 - 1511 22 Avenue Nw, Calgary

MLS® #A2239131

\$749,900

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	\$749,900
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, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	50
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Solutions
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