

# \$799,900 - 1511 22 Avenue Nw, Calgary

MLS® #A2239131

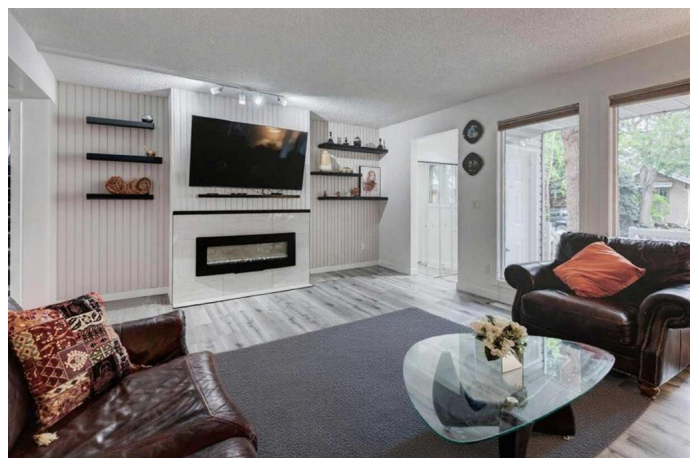
**\$799,900**

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          | \$799,900   |
| 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 | Bookcases, No Animal Home, No Smoking Home, Open Floorplan                  |
| 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 | 30              |
| Zoning         | R-CG            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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