

# \$925,000 - 1615 22 Avenue Nw, Calgary

MLS® #A2255019

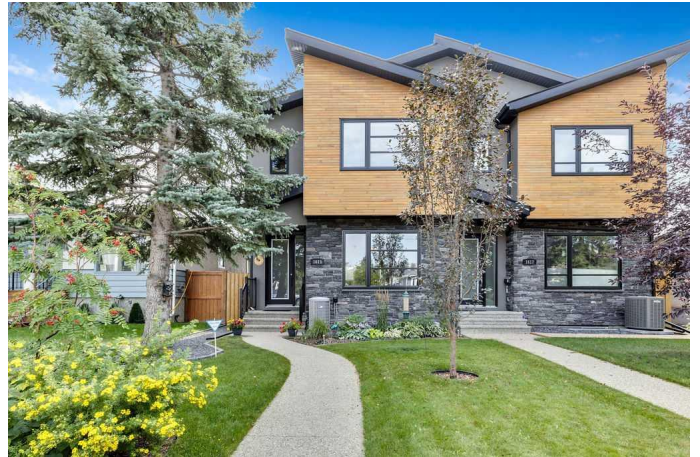
**\$925,000**

4 Bedroom, 4.00 Bathroom, 1,935 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

\*\*\*Open House: Saturday, September 13 from 1-3 pm\*\*\* Meticulously-maintained and move-in ready, you will want to make sure you get a chance to see this Capitol Hill infill. With more than 2,700 square feet of finished living space, it features 3+1 bedrooms, 3.5 bathrooms, and a double car detached garage (insulated and drywalled, with an electric heater AND 240v service). From the time you walk into the spacious front entry, you'll fall in love with how warm and welcoming this home is. Host family and friends for meals in your large dining room, and cook to your heart's content in the chef's kitchen with a 5-burner gas cooktop, built-in oven and microwave, quartz counters, stainless steel appliances, corner pantry, and a 9-foot island. The adjoining living room features a modern electric fireplace and large windows looking out onto the beautifully landscaped south-facing backyard. Head upstairs and you'll find a king-sized primary suite with vaulted ceilings, a large ensuite featuring a walk-in shower, deep air jet tub, and dual sinks, and a spacious walk-in closet. Two additional bedrooms, another full bathroom, and a convenient washer and dryer (2019) are also found upstairs. The fully-finished basement with 9-foot ceilings has in-floor heating throughout, a large rec room with corner wet bar and custom shelving (perfect for movie nights!), a fourth bedroom with egress window, and another full bathroom. Walking around the exterior of the home, you'll



see just how well the current owners have taken care of the property. The yard is beautifully landscaped and the patio is the perfect place to spend quiet evenings or enjoy a morning coffee. You'll also appreciate the convenience of an outdoor BBQ gas line. The list of upgrades and updates for this home is long - you'll find triple-pane windows, Hunter Douglas up/down blinds, central vac rough-in, new multi-speed furnace and central air conditioning (Fall 2024), new hot water tank (2025), dishwasher (2023), a commercial-grade hood fan, recently-refinished full-height kitchen cabinetry with crown mouldings, 3.5-inch maple hardwood floors throughout the main level, an air-jet soaker tub (BainUltra) in the ensuite plus an additional bathroom heater, and almost all interior lighting has been replaced by LED lights with dimmers since 2019. The neighbourhood of Capitol Hill is a stand-out inner city option, with two C-Train stations less than 1.5 km away, three schools within 1 km, and access to Confederation Park just a couple of blocks north. This home, in this location, won't last long.

Built in 2014

**Essential Information**

MLS® #	A2255019
Price	\$925,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,935
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached

Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1615 22 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1R4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 11th, 2025
Days on Market	1

Zoning                      R-CG

**Listing Details**

Listing Office              CIR Realty

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