

**1613 22 Avenue NW**  
**Calgary, Alberta**

**MLS # A2321422**



**\$935,000**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** Basement suite kitchen 'as is

OPEN HOUSE SAT JUNE 27, 3-5 pm. DEVELOPMENT PERMIT! The One Your Financial Advisor Would Actually Be Proud Of ! 1613 22 Ave NW, Capitol Hill. Spring in Capitol Hill hits different when you're walking a 50 x 120 ft inner-city lot that you own. This isn't just a home &mdash; it's a calculated, coffee-fuelled, eyes-wide-open wealth move dressed up in curb appeal. The main residence comes paired with a separate living quarters that can generate income before the moving boxes are even unpacked, quietly chipping away at your mortgage every single month while you go about your life. In a city where inner-city land is being gobbled up faster than free donuts in a break room, a full-sized lot like this in Capitol Hill isn't just rare &mdash; it's the kind of asset that makes future-you want to send present-you a thank-you card. Step into the oversized 25 x 23 detached garage and try not to feel smug .; We dare you. Two cars, a workshop, a fridge full of beverages for exactly zero guests, whatever you want &mdash; the space is yours. Beyond the property lines, Capitol Hill delivers the full inner-city package: minutes to downtown via 14th Street, a stone's throw from SAIT and the University of Calgary, Confederation Park practically in your backyard for spring runs and weekend wandering, and enough caf&eacute;s and restaurants along 14th Street and 16 Avenue that your dining-out budget will suffer in the most delightful way possible. This is the neighbourhood people move to and then refuse to leave &mdash; and now you understand why. But here's where it gets genuinely exciting &mdash; the kind of exciting that makes you sit up straight and read the next sentence twice. This property comes with an approved Development Permit for 6 units, fully in hand, ready to execute. No waiting rooms. No back-and-forth with city planning. No

crossing fingers at a council meeting. The entitlement is done, the path is cleared, and the only thing missing is someone bold enough to walk through the door. In one of Calgary's most in-demand inner-city communities, on a full 50x120 lot, with a DP for six units already approved &mdash; this is generational wealth territory. The separate living quarters could subsidize you tomorrow. The garage spoils you today. And the development potential? That's the kind of upside that has a very long, very lucrative tail. Don't overthink it. The numbers already did.