

**1404 22 Avenue NW**  
**Calgary, Alberta**

**MLS # A2182887**



**\$799,999**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Discover the ultimate blend of luxury and comfort in this stunningly designed property, nestled in the vibrant neighborhood of Capitol Hill. Created by renowned architect Jackson McCormick and featuring interiors by acclaimed designer Paul Lavoie, this 2-bedroom, 2.5-bathroom home spans over 1,430 sq ft of meticulously crafted living space where no detail has been overlooked. Begin your mornings with breathtaking views from the rooftop patio, a serene oasis bathed in sunlight from dawn to dusk. The rooftop is thoughtfully wired for a hot tub, making it a perfect space for both relaxation and entertaining. For those with a green thumb, the integrated green roof vegetation system adds an eco-friendly touch. Inside, natural light floods the home, highlighting the exquisite hardwood floors and 8-foot solid core doors. The main level boasts a sleek kitchen equipped with a premium Fisher & Paykel appliance package, and quartz countertops. Soft-close cabinetry and a large pantry provide ample storage, ensuring both beauty and practicality. The dining area, framed by a large picture window, is perfect for hosting gatherings, while the cozy living area with an electric fireplace offers a comfortable retreat for relaxation. Enjoy year-round comfort with central air conditioning. Upstairs, the primary suite is a haven of tranquility, featuring a luxurious 5-piece ensuite with dual sinks, a soaker tub, and a glass-enclosed shower. Custom cabinetry and built-in shelving within the walk-in closet provide ample storage. An additional bedroom with its own 4-piece ensuite and a convenient laundry room complete the upper level. The attached single-car garage provides secure, heated parking and features a heated driveway for added convenience during the winter months. Located just minutes from downtown, the University of Calgary, local shops, restaurants, and top-rated schools, this home

combines the best of urban living with a peaceful community vibe. Don't miss this rare opportunity to own a property that seamlessly blends sophistication, functionality, and location. Schedule your private showing today!