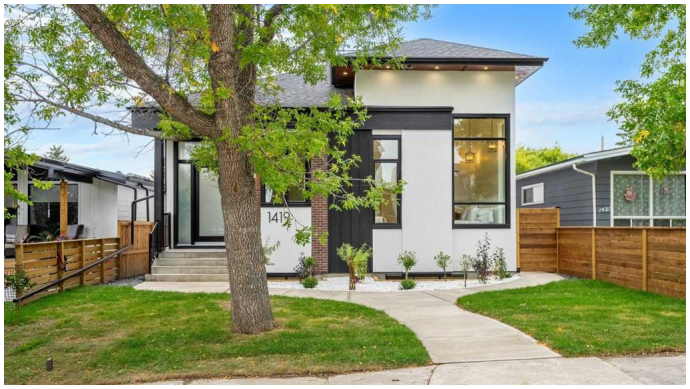
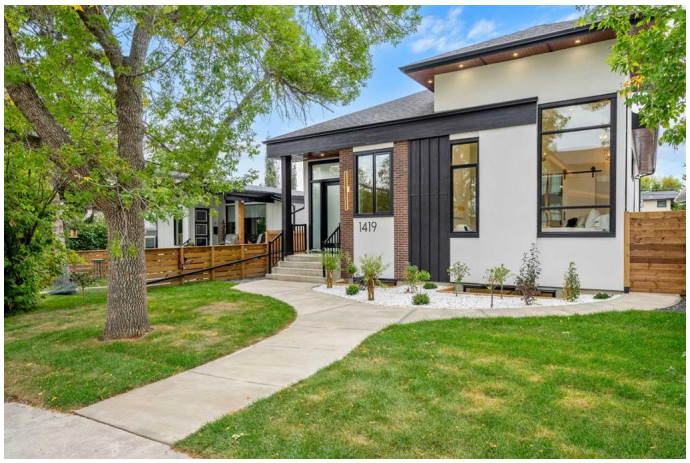
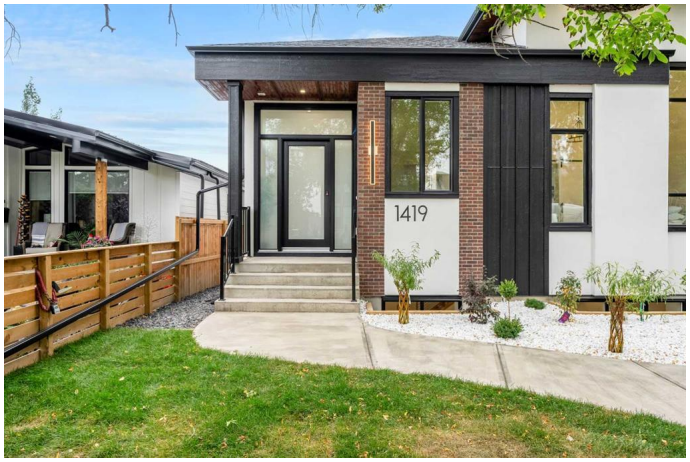
$1,600,000 - 1419 22 Avenue Nw, Calgary

MLS® #A2206822

$1,600,000
3 Bedroom, 3.00 Bathroom, 1,774 sqft
Residential on 0.11 Acres







Capitol Hill, Calgary, Alberta

OPEN HOUSE: Sunday, April 13: 1-4pm! BRAND NEW EXECUTIIVE BUNGALOW! This is a very rare opportunity to own a brand-new, 1,774 square foot inner-city bungalow situated on a 41' x 120' lot just steps from Confederation Park. Located on a quiet, tree-lined street in Capitol Hill, this masterfully designed home by Buci's Homes features a sunny, south-facing rear yard and an incredible open floor plan with undeniable grandeur. The home boasts massive 12-foot ceilings with a 14-foot vaulted section that showcases a stunning fireplace, expansive windows, and a spacious living area. Thoughtful architectural details include beamed ceilings, ultra-modern LED lighting, warm wood-toned built-ins, engineered hardwood flooring throughout, and central air conditioning to keep you comfortable year-round. The main floor's primary suite is a luxurious retreat featuring a large walk-in closet and a spa-like en-suite complete with a soaker tub, steam shower, heated tile floors, and dual vanities. The chef-inspired kitchen is designed for both functionality and style, offering stainless steel appliances, including a gas cooktop stove, built-in wall oven and microwave, and a large-format fridge/freezer combo. The centerpiece is a waterfall quartz island with extra storage, complemented by a walk-through butlerâ€™s pantry that also houses the laundry room for added convenience. The bright and open basement is an entertainer's dream, featuring media

built-ins, a wet bar, a games area, two spacious bedrooms, a full bath, and plenty of storage space. It is also roughed-in for in-floor heating and central vacuum to enhance your living experience. With its meticulous design and premium finishes, this custom home must be seen to be fully appreciated. Schedule your private tour today and experience this extraordinary property for yourself!

Built in 2024

Essential Information

MLS® #	A2206822
Price	$1,600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,774
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1419 22 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1P9

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Faces Rear, Parking Pad, RV Access/Parking

# of Garages	2

Interior

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer/Dryer
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2025
Days on Market	18
Zoning	R-C2

Listing Details

Listing Office	RE/MAX First

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