

\$649,900 - 1515 22 Avenue Nw, Calgary

MLS® #A2271582

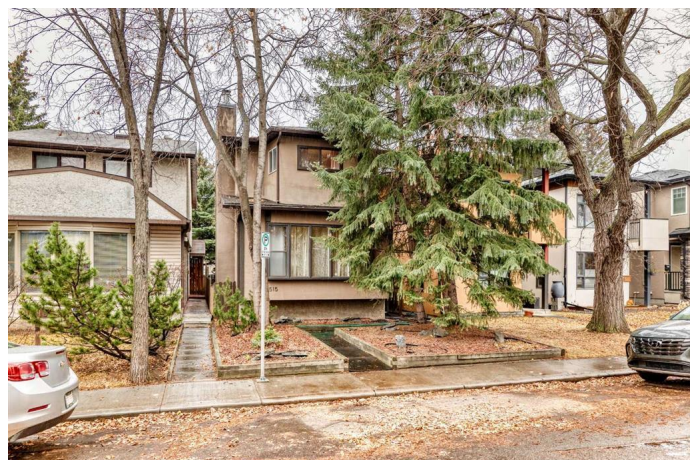
\$649,900

4 Bedroom, 4.00 Bathroom, 1,383 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Welcome to Capitol Hill! This beautifully located home sits among mature tree canopies in one of Calgary's most sought-after inner-city communities. With its timeless two-story design and thoughtful modern upgrades, it offers the perfect blend of charm and functionality. This four-bedroom, two-story home with a fully finished basement is ideal for a young family or couple. You're greeted by lovely landscaping and a charming wrap-around deck that leads to a bright, private south-facing backyard. Inside, the side entrance opens to a grand living room—perfect for entertaining—with large windows, built-in shelving, and a cozy wood burning/gas assisted fireplace. The updated kitchen features a large pantry, stainless steel appliances, quartz countertops, and brand-new cabinetry, seamlessly flowing into a sunlit dining area with south-facing windows. A rear door leads to a sunny deck and low-maintenance yard, which connects to an oversized single garage offering plenty of storage, with a paved back lane! Upstairs, the spacious primary bedroom includes a beautiful reading nook, a large closet, and a private two-piece ensuite. Two additional bedrooms and a four-piece bathroom complete the upper level. The fully finished basement adds even more versatility, with a generous rec room perfect for movies and games, a laundry area, and a large fourth bedroom with its own three-piece ensuite. With close proximity to schools, SAIT, the University of Calgary, North



Hill Centre, Confederation Park, and just minutes from downtown, this home offers exceptional value in one of Calgary’s premier neighborhoods. Book your showing today!

Built in 1982

Essential Information

MLS® #	A2271582
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,383
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1515 22 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1R2

Amenities

Parking Spaces	1
Parking	Alley Access, Oversized, Paved, Single Garage Detached
# of Garages	1

Interior

Interior Features	Bookcases, Built-in Features, Pantry, See Remarks, Stone Counters, Storage
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Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Wall/Window Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 20th, 2025
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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