



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**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

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 — 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 — 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 — 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 cafes 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 — and now you understand why. But here's where it gets genuinely exciting — 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 suite could pay you today. 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.