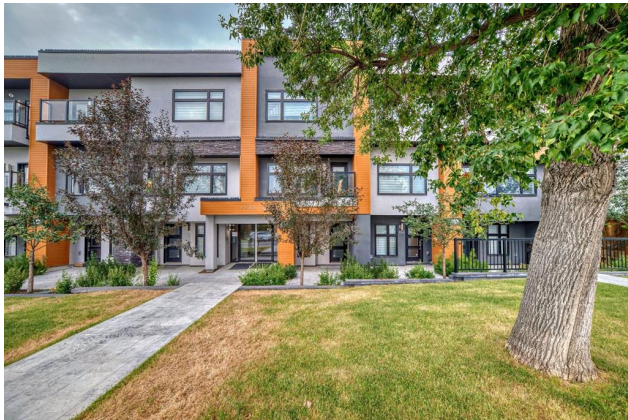


1632 20 Avenue #103, Calgary T2M 1G8

MLS®#: **A2160988** Area: **Capitol Hill** Listing Date: **08/28/24** List Price: **\$630,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**

Finished Floor Area
 Abv Sqft: **1,642**
 Low Sqft:
 Ttl Sqft: **1,642**

DOM

21
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **3 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Level,Street Lighting**
 Park Feat: **Alley Access,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings,Open Floorplan,Quartz Counters,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	15`10" x 11`10"	Bedroom	Second	10`0" x 12`9"
Bedroom	Lower	10`0" x 10`5"	3pc Ensuite bath	Second	9`0" x 5`3"
4pc Ensuite bath	Lower	7`4" x 8`0"	3pc Ensuite bath	Second	8`10" x 5`8"
Dining Room	Main	12`4" x 8`6"	Family Room	Second	15`9" x 14`10"
Living Room	Main	11`3" x 9`7"	Balcony	Second	4`10" x 2`1"
Laundry	Third	2`9" x 3`4"	Kitchen	Main	9`4" x 9`9"

Legal/Tax/Financial

Condo Fee:
\$450

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d72

Legal Desc: **1710987**

Remarks

Pub Rmks: **Welcome to this modern 3 bedrooms home in the highly sought-after inner city community of Capitol Hill in Calgary. This townhouse comes with a titled underground parking, with a private access door directly between the parkade and the basement of the unit. This stunning home offers over 1600 sqft of total living space, perfect for entertaining. The kitchen is a chef's dream with upgraded, full-height cabinetry, sleek quartz countertops, and a large island featuring a blend of hardwood flooring, ceramic tiles, and plush carpet, this home boasts high ceilings on every level, creating a spacious and airy feel throughout. The main floor offers a living area, kitchen and a dining area which leads to a private enclosed patio off the kitchen area. Upstairs you'll find a huge family area and the luxurious primary ensuite bedroom, complete with two closets and a stunning 4-piece walk-in shower bathroom, fully tiled to the ceiling. The third floor features two generously sized bedrooms, even larger than the primary ensuite, a 3-piece bathroom, and a laundry room for added convenience.**

Inclusions: **NONE**
Property Listed By: **Melcom Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





