



THE
A-TEAM

**RE/MAX
FIRST**

1632 20 Avenue #101, Calgary T2M 1G8

MLS® #: **A2165467** Area: **Capitol Hill** Listing Date: **09/13/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **15,005 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,036**
 Low Sqft:
 Ttl Sqft: **2,036**

DOM
6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

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** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source: **Public**
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`7" x 12`1"	Kitchen	Main	14`7" x 9`5"
Dining Room	Main	14`7" x 9`10"	2pc Bathroom	Main	3`0" x 6`10"
Bedroom - Primary	Second	13`4" x 13`5"	Family Room	Second	14`7" x 16`1"
4pc Bathroom	Second	9`7" x 5`0"	Bedroom	Third	14`8" x 14`8"
Bedroom	Third	13`5" x 13`2"	3pc Bathroom	Third	10`5" x 5`3"

Legal/Tax/Financial

Condo Fee:
\$450

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d72

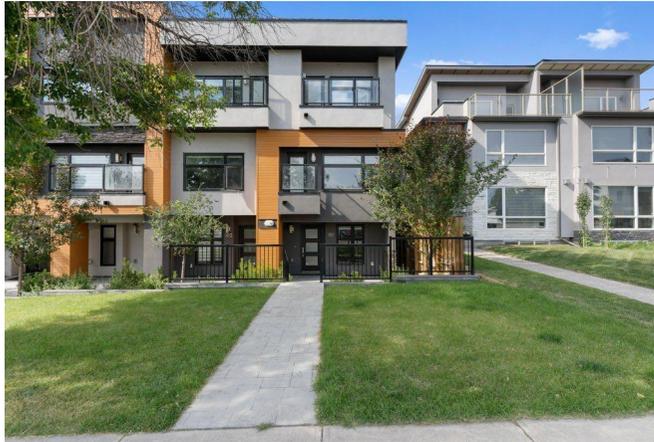
Legal Desc: **1710987**

Remarks

Pub Rmks: **Welcome to this modern 3-storey townhouse in the vibrant inner-city community of Capitol Hill, Calgary. 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 cozy living room, an open concept kitchen with a breakfast bar, ample cabinet space, upgraded stainless steel appliances, and elegant quartz countertops. Enjoy dining in the adjoining area and easy access to a private enclosed patio off the kitchen area. A convenient powder room completes this floor. Ascending the stairs to the second floor, you'll find a comfortable family room 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. This townhouse comes with a titled underground parking, with a private access door directly between the parkade and the basement of the unit, which also has ample space for storage. The property is beautifully landscaped, fenced, and offers a great curb appeal. Enjoy the convenience of nearby amenities, with numerous restaurants and shopping options within a 5-minute drive. Key locations such as Calgary City Centre (12 mins), Foothills Medical Centre (7min), and various schools including Capitol Hill School (1 min), Branston School (2min), and William Aberhart High School (3 min), University of Calgary(7 min) are all easily accessible. Public transit is a breeze with the nearest bus stop just a minute away and the LRT station only 4 minutes away. Enjoy outdoor activities at Banff Trail Park (2min) and the nearby West Confederation Park(3min) providing access to the Calgary Pathway System for walking, biking or running & Golf Course. Don't miss out on this exceptional opportunity in the heart of Inner City Calgary! Book your showing today!!!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

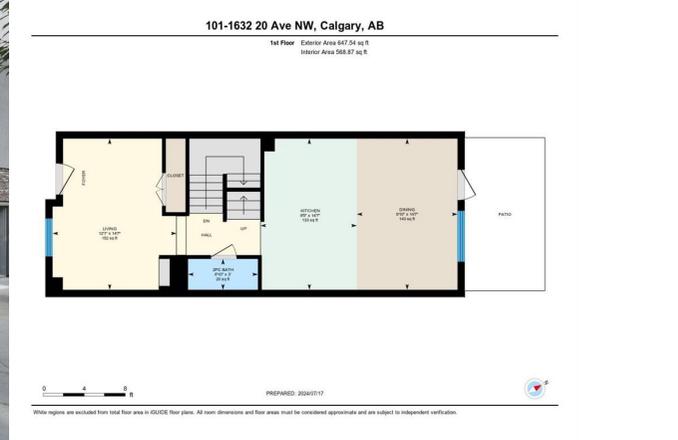
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





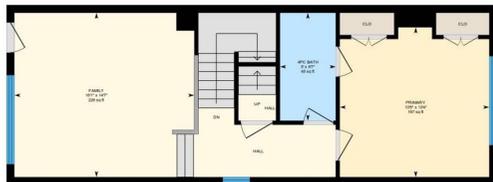






101-1632 20 Ave NW, Calgary, AB

2nd Floor Exterior Area 713.06 sq ft
Interior Area 620.96 sq ft



101-1632 20 Ave NW, Calgary, AB

3rd Floor Exterior Area 688.00 sq ft
Interior Area 603.65 sq ft

