



THE
A-TEAM

**RE/MAX
FIRST**

232 20 Avenue, Calgary T2E1P9

MLS®#: **A2165775**

Area: **Tuxedo Park**

Listing Date: **09/13/24**

List Price: **\$619,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2022**

Finished Floor Area

Abv Sqft: **1,846**

Low Sqft:

Ttl Sqft: **1,846**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

6

Layout

Beds: **4 (4)**

Baths: **2.0 (2 0)**

Style: **4 Level Split**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat: **Back Lane**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Boiler,Hot Water,Radiant,Space Heater**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Concrete,Metal Frame,Metal Siding ,Stucco**
Flooring: **Carpet,Ceramic Tile,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Washer/Dryer**
Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Third	11`3" x 10`9"
Kitchen	Second	11`1" x 8`10"
Den	Second	4`2" x 3`8"
Laundry	Third	3`7" x 3`2"
Bedroom	Third	10`8" x 7`5"
Bedroom	Second	11`4" x 8`0"
3pc Bathroom	Third	10`9" x 5`0"

Room	Level	Dimensions
Living Room	Second	9`8" x 9`6"
Dining Room	Second	9`8" x 5`8"
Bonus Room	Third	15`10" x 14`4"
Foyer	Main	5`0" x 3`3"
Bedroom	Second	12`6" x 10`6"
4pc Bathroom	Second	10`9" x 5`0"

Condo Fee:
\$448

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MC-1

Legal Desc: **2410615**

Remarks

Pub Rmks: **YOU WILL NOT FIND ANOTHER DEAL LIKE THIS! BEST price per square foot in the area! and it gets better, the condo fees include ALL your utilities (water, electricity, and gas)! This new construction (2022) includes high quality construction and finishes. This building uses steel frame on the exterior, real brick, and iron flower pots + more. Inside you will find high quality carpet on the stairs and high quality LVL everywhere else. Quarts countertops and a gas range to complement the chefs kitchen. This is a 4 bedroom + a bonus room that can easily be turned into a stunning primary bedroom with it's own ensuite balcony. But the "piece de resistance" is the rooftop patio looking down on the Calgary skyline. The building also features TELUS fiber optic for high-speed internet. Investors will find opportunities to cater to young professionals or well-funded college students, and Airbnb rentals are a viable option for short-term or medium-term stays. The location is just a 12-minute drive from the airport. Neighbors attest to the convenience of commuting downtown—whether by car or on foot. Driving is quick, and a leisurely walk to downtown takes 30 to 40 minutes. There are several grocery options nearby but the coolest is that homey vibe of the one across the road.**

Inclusions: n/a
Property Listed By: **eXp Realty**

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







