

## 434 20 Avenue #1, Calgary T2E 1R2

Heights/Mountview   Date:     Status:   Pending   County:   Calgary   Change:   None   Association: Fort McMurray	MLS®#:	A2179187	Area:	Winston	Listing	11/15/24	List Price: <b>\$380,000</b>
Status: Pending County: Calgary Change: None Association: Fort McMurray				Heights/Mountview	Date:		
	Status:	Pending	County:	Calgary	Change:	None	Association: Fort McMurray



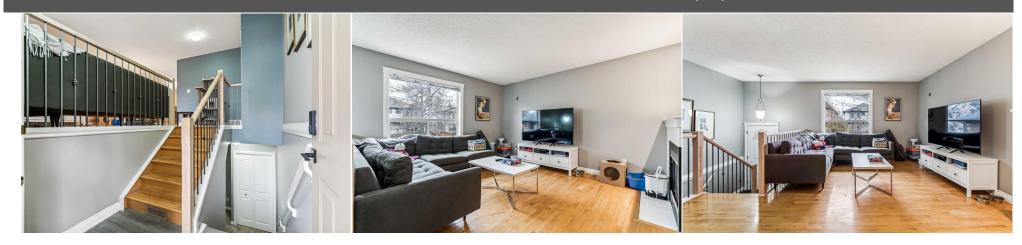
General Information				DOM	
Prop Type:	Residential			5	
Sub Type:	Row/Townhouse			Layout	
City/Town:	Calgary	Finished Floor Are	<u>ea</u>	Beds:	2 (2 )
/ear Built:	2002	Abv Sqft:	617	Baths:	1.5 (1 1)
<u>ot Information</u>		Low Sqft:		Style:	Bi-Level
ot Sz Ar:		Ttl Sqft:	617		
ot Shape:				Parking	
				Ttl Park:	1
				Garage Sz:	-
Access:				Garage 52.	
ot Feat: Park Feat:	Back Lane,City Lot Stall				

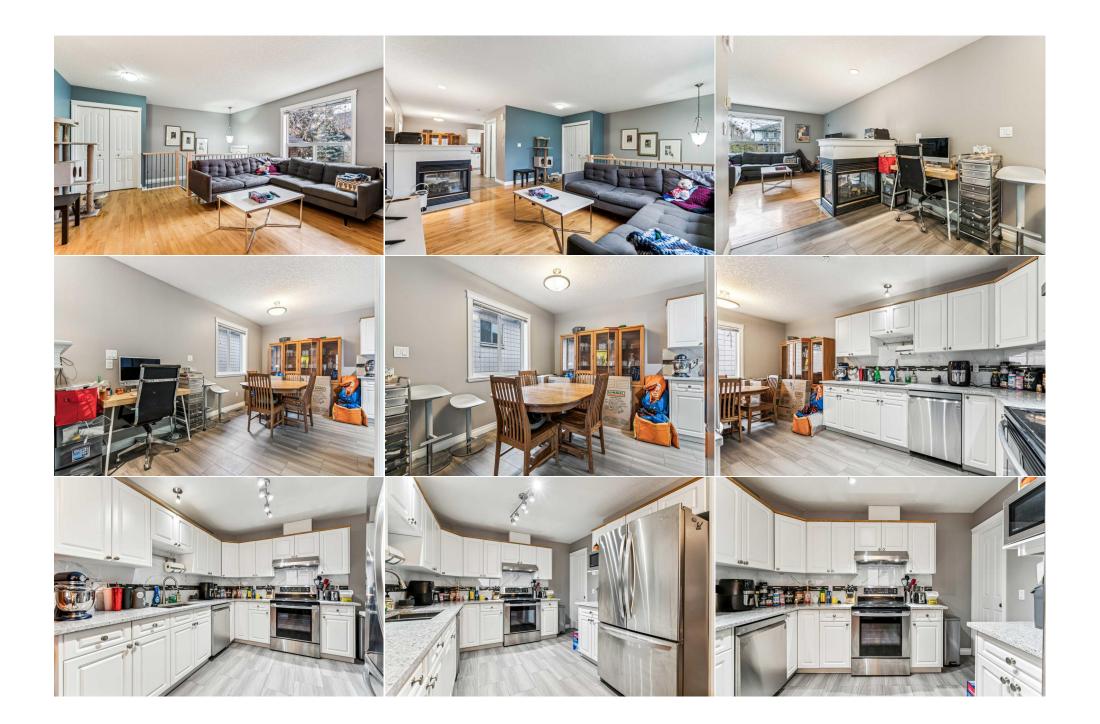
Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air	Construction: Brick,Stucco,Wood Frame Flooring: Carpet,Hardwood,Vinyl Plank							
Ext Feat:	None								
2/11/041				Water Source:					
				Fnd/Bsmt:					
	Poured Concrete								
Kitchen Appl: Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings   Int Feat: Granite Counters,Open Floorplan,Pantry,Primary Downstairs,Storage   Utilities: Outplan,Pantry,Primary Downstairs,Storage									
				Room Information					
Room		Level	<u>Dimensions</u>	Room	Level	<u>Dimensions</u>			
2pc Bathroom		Main		Dining Room	Main	8`0" x 15`5"			
Kitchen		Main	10`5" x 10`9"	Living Room	Main	16`0" x 15`5"			
4pc Bathroom		Lower		Bedroom	Lower	11`0" x 12`6"			
Bedroom		Lower	12`2" x 9`4"	Furnace/Utility Room	Lower	5`1" x 14`5"			
				Legal/Tax/Financial					
Condo Fee:			Title:		Zoning:				

\$225		Fee Simple Fee Freq:	M-C1
Legal Desc:	0210436	<b>Monthly</b> Remarks	
Pub Rmks: Inclusions: Property Listed By:	managed 4-plex has everythi space greets you with a brigh and bathrooms, installed as p tiling, undermount sinks, and meal feel special. This home features, including tub tiling cozy bedrooms, where south- green space, just one block fr Market. For weekend advent away, perfect for professional peace of mind. Pets are welco Nestled in Winston Heights-M	cation. This wonderful 2-bedroom, 1.5-bathroom bi-level condo in a self- ntrance leading you into a home filled with natural light. The main living haracter. Upgraded LVT flooring flows through the kitchen, dining room, the fantastic kitchen, featuring quartz countertops, sleek backsplash hwasher and hood fan, all under contemporary lighting making every Both bathrooms have been fitted with quiet fans and upgraded tank add extra comfort to your daily life. Head downstairs to find two s of this low-density residential community, perfectly placed near a us restaurants including landmark Peter's Drive In and the Italian Super Trail this home make commuting a breeze. Downtown is just a short trip tes of only \$225/month, you can enjoy maintenance-free living with the families, or first-time buyers looking to make a smart investment. toon Golf Club, and the scenic Nose Creek Park, this home is more than wing today, envision yourself living in this vibrant, well-connected	

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









1-434 20 Ave NE, Calgary, AB Basement (Below Grade) Exterior Area 508.72 og ft Interior Area 539.23 og ft

