



THE A-TEAM

RE/MAX FIRST

434 20 Avenue #1, Calgary T2E 1R2

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



General Information

Prop Type: Residential Row/Townhouse City/Town: Calgary Year Built: 2002
Finished Floor Area: Abv Sqft: 617 Low Sqft: Ttl Sqft: 617

DOM: 5 Layout: Beds: 2 (2) Baths: 1.5 (1 1) Style: Bi-Level

Access: Lot Feat: Park Feat: Back Lane, City Lot Stall

Parking: Ttl Park: 1 Garage Sz:

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air Sewer: Ext Feat: None Construction: Brick, Stucco, Wood Frame Flooring: Carpet, Hardwood, Vinyl Plank 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:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 2pc Bathroom, Kitchen, 4pc Bathroom, and Bedroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$225

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 0210436

Remarks

Pub Rmks: **Imagine coming home to a place that combines modern upgrades, charm, and unbeatable location. This wonderful 2-bedroom, 1.5-bathroom bi-level condo in a self-managed 4-plex has everything you need to start your next chapter. Walk up to your front entrance leading you into a home filled with natural light. The main living space greets you with a bright, open layout and a 3-sided fireplace that adds warmth and character. Upgraded LVT flooring flows through the kitchen, dining room, and bathrooms, installed as part of numerous enhancements in 2020. You'll fall in love with the fantastic kitchen, featuring quartz countertops, sleek backsplash tiling, undermount sinks, and modern faucets. Cooking feels effortless with the updated dishwasher and hood fan, all under contemporary lighting making every meal feel special. This home is not just about looks—it's packed with practical updates, too. Both bathrooms have been fitted with quiet fans and upgraded features, including tub tiling that reaches the ceiling. A water softener and newer hot water tank add extra comfort to your daily life. Head downstairs to find two cozy bedrooms, where south-facing windows let the sunlight in. Wake up to the peacefulness of this low-density residential community, perfectly placed near a green space, just one block from Mount View K-6 School, within walking distance of numerous restaurants including landmark Peter's Drive In and the Italian Super Market. For weekend adventures, the proximity to SAIT, U of C, and easy access to Deerfoot Trail this home make commuting a breeze. Downtown is just a short trip away, perfect for professionals and those looking to explore city life. With very low condo fees of only \$225/month, you can enjoy maintenance-free living with peace of mind. Pets are welcomed in this non-smoking unit, making it ideal for singles, young families, or first-time buyers looking to make a smart investment. Nestled in Winston Heights-Mountview, known for its history and access to parks, The Winston Golf Club, and the scenic Nose Creek Park, this home is more than just a space—it's a lifestyle. Come see why this upgraded gem is perfect for you. Book a showing today, envision yourself living in this vibrant, well-connected community, and Let's make YOUR dreams... Realty!**

Inclusions: Lawnmower, garden hose  
Property Listed By: Royal LePage Benchmark

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









**1-434 20 Ave NE, Calgary, AB**



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 588.72 sq ft  
Interior Area 528.23 sq ft



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