

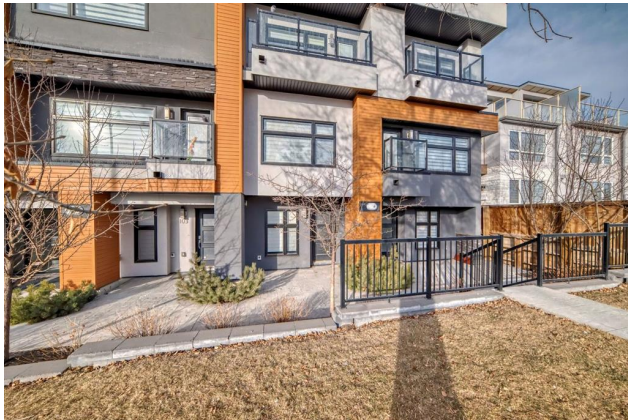


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1632 20 Avenue #102, Calgary T2M 1G8**

MLS®#: **A2191609**      Area: **Capitol Hill**      Listing Date: **01/31/25**      List Price: **\$629,900**  
 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:  
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,782**  
 Low Sqft:  
 Ttl Sqft: **1,782**

DOM

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

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **No Animal Home,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`6" x 14`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`6" x 12`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`2" x 12`3"</b>	<b>3pc Bathroom</b>	<b>Third</b>	<b>10`3" x 5`2"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>		<b>2pc Bathroom</b>	<b>Main</b>	<b>2`11" x 6`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`7" x 8`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 14`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`11" x 14`7"</b>	<b>Balcony</b>	<b>Main</b>	<b>7`10" x 14`11"</b>
<b>Laundry</b>	<b>Third</b>	<b>2`11" x 3`5"</b>	<b>Family Room</b>	<b>Second</b>	<b>15`3" x 14`11"</b>
<b>Balcony</b>	<b>Second</b>	<b>14`1" x 2`2"</b>	<b>Storage</b>	<b>Basement</b>	<b>12`8" x 8`6"</b>

Mud Room

Basement

4`3" x 6`10"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

5`9" x 11`6"

Condo Fee:  
**\$450**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **1710987;5**

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 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 located 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:  
Property Listed By:

**NONE**  
**Melcom Realty LTD.**

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



















