



THE
A-TEAM

**RE/MAX
FIRST**

1632 20 Avenue #103, Calgary T2M 1G8

MLS®#: **A2192568**

Area: **Capitol Hill**

Listing Date: **02/05/25**

List Price: **\$590,000**

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:

Finished Floor Area

Abv Sqft: **1,628**
Low Sqft:
Ttl Sqft: **1,628**

DOM

59
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **3 (or more) Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions
Dining Room	Main	12`4" x 8`9"
Kitchen	Main	12`4" x 10`8"
Bedroom	Second	11`0" x 12`10"
3pc Ensuite bath	Third	8`11" x 5`3"
Bedroom	Third	10`11" x 17`3"
Furnace/Utility Room	Basement	10`11" x 12`5"

Room	Level	Dimensions
Foyer	Main	11`2" x 11`10"
4pc Bathroom	Second	7`4" x 8`0"
Living Room	Second	15`9" x 16`0"
3pc Bathroom	Third	8`10" x 5`8"
Bedroom - Primary	Third	15`10" x 17`5"

Legal/Tax/Financial

Condo Fee:
\$450

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **1710987**

Remarks

Pub Rmks: **Welcome to this stunning 3-bedroom townhouse in the heart of Capitol Hill, one of Calgary's most sought-after inner-city neighborhoods. Thoughtfully designed for both comfort and style, this modern home comes with titled underground parking and a private access door that connects directly to the basement—making life just a little more convenient. With over 1,600 sqft of thoughtfully designed living space, this home is made for entertaining. The chef's kitchen is a dream, featuring sleek quartz countertops, full-height upgraded cabinetry, and a spacious island—perfect for gatherings. A mix of hardwood, ceramic tile, and plush carpet flows throughout, while soaring ceilings on every level create an open, airy feel. On the main floor, you'll find a stylish living area, a beautifully appointed kitchen, and a dining space that leads to a private enclosed patio—ideal for morning coffee or evening relaxation. Head upstairs to discover a versatile family room and a luxurious primary suite, complete with two closets and a spa-like 4-piece ensuite featuring a walk-in shower and stunning floor-to-ceiling tile. The top floor is home to two generously sized bedrooms—both even larger than the primary suite—a well-designed 3-piece bathroom, and a conveniently located laundry room. Blending modern elegance with practical design, this home offers the best of inner-city living in a prime location. Don't miss your chance to make it yours!**

Inclusions:
Property Listed By: **NA**
eXp Realty

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











