



THE
A-TEAM

**RE/MAX
FIRST**

1632 20 Avenue #108, Calgary T2M 1G8

MLS®#: **A2196586**

Area: **Capitol Hill**

Listing Date: **02/23/25**

List Price: **\$599,900**

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:

Finished Floor Area

Abv Sqft: **1,686**
Low Sqft:
Ttl Sqft: **1,686**

DOM

1
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **3 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Landscaped,Paved**
Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Microwave Hood Fan,Stove(s),Washer/Dryer Stacked,Window Coverings**
Int Feat: **Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	3`3" x 4`8"
Dining Room	Main	8`8" x 12`6"
Bedroom	Second	11`3" x 10`5"
Family Room	Second	16`9" x 16`0"
3pc Ensuite bath	Third	8`9" x 5`4"
3pc Ensuite bath	Third	8`9" x 5`1"
Bedroom - Primary	Third	15`6" x 16`4"

Room	Level	Dimensions
Living Room	Main	9`7" x 11`3"
Kitchen	Main	12`6" x 10`4"
4pc Bathroom	Second	7`4" x 8`0"
Balcony	Second	4`8" x 2`9"
Laundry	Third	2`6" x 3`4"
Bedroom - Primary	Third	12`10" x 11`3"
Storage	Lower	12`5" x 5`1"

Furnace/Utility Room

Lower

11`4" x 5`4"

Legal/Tax/Financial

Condo Fee:
\$479

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **1710987;3**

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. Ascending the stairs to the second floor, you'll find a comfortable family room and the luxurious primary bedroom 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 bedroom with ensuite 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, 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:

NONE

Property Listed By:

Melcom Realty LTD.

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











