

# \$590,000 - 108, 1632 20 Avenue Nw, Calgary

MLS® #A2196586

**\$590,000**

3 Bedroom, 3.00 Bathroom, 1,687 sqft

Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

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. Donâ€™t miss out on this exceptional opportunity in the heart of Inner City Calgary! Book your showing today!!

Built in 2018

**Essential Information**

MLS® #	A2196586
Price	\$590,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,687
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	108, 1632 20 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1G8

**Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Sep. HVAC Units
Basement	None

## Exterior

Exterior Features	Balcony, Playground, Private Yard
Lot Description	Landscaped, Paved
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 23rd, 2025
Days on Market	72
Zoning	M-CG

## Listing Details

Listing Office	Melcom Realty LTD.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.