

# \$260,000 - 109, 110 20 Avenue Ne, Calgary

MLS® #A2261771

**\$260,000**

2 Bedroom, 1.00 Bathroom, 809 sqft

Residential on 0.00 Acres

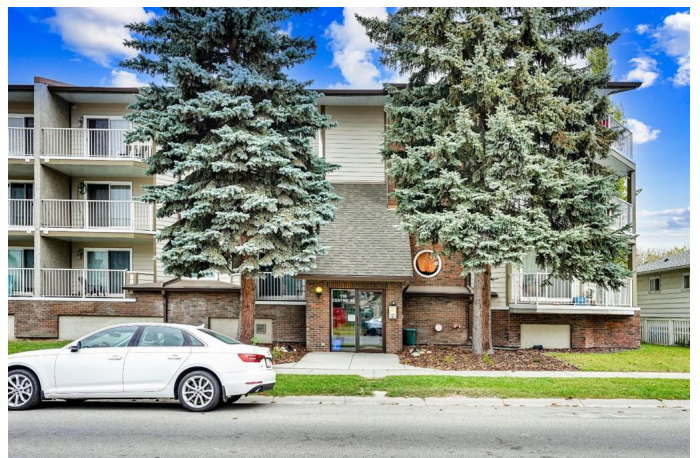
Tuxedo Park, Calgary, Alberta

**PRIME LOCATION!** This spacious 808 sq. ft. 2-bedroom corner unit is nestled in the heart of vibrant Tuxedo Park, just off Centre Street—putting restaurants, caf  s, grocery stores, and public transit right at your doorstep. Upgraded with stylish painted cabinets and sleek vinyl plank flooring, this home offers both comfort and contemporary charm.

The U-shaped kitchen is designed for function with stainless steel appliances, ample cabinet space, and a versatile island for casual dining or extra prep. A bright and welcoming living room features large windows and access to a private north-facing balcony (balconies and railings updated in 2023), perfect for relaxing. The adjacent dining area (or home office) is highlighted by a charming circular accent window that adds character to the space.

Two generous bedrooms provide the perfect retreat, including a primary suite with plenty of room for your personal design touches and a convenient cheater 4-piece ensuite. Enjoy the benefits of in-suite laundry, a separate storage unit, and underground heated parking. Condo fees conveniently include heat and water, and the building also offers a shared laundry facility for added convenience.

Living here means easy access to Downtown, SAIT, U of C, major highways, and the airport. Whether you  re a first-time buyer or an



investor seeking a prime location, this property is an opportunity you won't want to miss!

Built in 1982

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2261771          |
| Price          | \$260,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 809               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 109, 110 20 Avenue Ne |
| Subdivision | Tuxedo Park           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2E 1P7               |

**Amenities**

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Laundry, Secured Parking, Visitor Parking     |
| Parking Spaces | 1                                             |
| Parking        | Assigned, Heated Garage, Parkade, Underground |
| # of Garages   | 1                                             |

**Interior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer     |
| Heating           | Baseboard, Natural Gas                                      |
| Cooling           | None                                                        |
| # of Stories      | 3                                                           |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Brick, Vinyl Siding, Wood Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 6                 |
| Zoning         | M-C1              |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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