



## 225 20 Avenue Calgary Alberta

\$549,000

Calling All Investors and First-Time Buyers! Situated in a prime location with significant investment potential, this charming one-and-a-half-storey character home in Tuxedo offers exceptional value. It features newly installed vinyl flooring (2023) and a lovely front porch. Inside, the bright and spacious living room seamlessly flows into a versatile den/flex room and a large kitchen with ample cabinets, counter space, and white appliances. The inviting primary bedroom is complemented by a generous 4-piece bathroom, completing the main floor. The upper level provides an additional 234 sq.ft. of functional, loft-style space. The expansive, fenced backyard enjoys sunny, south-facing exposure. Perfectly located near shopping, restaurants, public transit, and the downtown core, this home is an outstanding investment opportunity! (id:6769)

Bedroom 11.83 Ft x 20.42 Ft

Kitchen 10.58 Ft x 11.75 Ft

Primary Bedroom 7.50 Ft x 11.67 Ft

4pc Bathroom 7.83 Ft x 11.50 Ft

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.



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**Mirror**

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