



## 434 20 Avenue Calgary Alberta

\$380,000

Imagine coming home to a place that combines modern upgrades, charm, and unbeatable location. This wonderful 2-bedroom, 1.5-bathroom bi-level condo in a self-managed 4-plex has everything you need to start your next chapter. Walk up to your front entrance leading you into a home filled with natural light. The main living space greets you with a bright, open layout and a 3-sided fireplace that adds warmth and character. Upgraded LVT flooring flows through the kitchen, dining room, and bathrooms, installed as part of numerous enhancements in 2020. You'll fall in love with the fantastic kitchen, featuring quartz countertops, sleek backsplash tiling, undermount sinks, and modern faucets. Cooking feels effortless with the updated dishwasher and hood fan, all under contemporary lighting making every meal feel special. This home is not just about looks—it's packed with practical updates, too. Both bathrooms have been fitted with quiet fans and upgraded features, including tub tiling that reaches the ceiling. A water softener and newer hot water tank add extra comfort to your daily life. Head downstairs to find two cozy bedrooms, where south-facing windows let the sunlight in. Wake up to the peacefulness of this low-density residential community, perfectly placed near a green space, just one block from Mount View K-6 School, within walking distance of numerous restaurants including landmark Peter's Drive In and the Italian Super Market. For weekend adventures, the proximity to SAIT, U of C, and easy access to Deerfoot Trail this home make commuting a breeze. Downtown is just a short trip away, perfect for professionals and those looking to explore city life. With very low condo fees of only \$225/month, you can enjoy maintenance-free living with peace of mind. Pets are welcomed in this non-smoking unit, making it ideal for singles, young families, or first-time buyers looking ...

4pc Bathroom Measurements not available

Bedroom 11.00 Ft x 12.50 Ft

Bedroom 12.17 Ft x 9.33 Ft

Furnace 5.08 Ft x 14.42 Ft

2pc Bathroom Measurements not available

Dining room 8.00 Ft x 15.42 Ft

Kitchen 10.42 Ft x 10.75 Ft

Living room 16.00 Ft x 15.42 Ft

Listing Presented By:



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**Mirror**

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