



## 232 20 Avenue Calgary Alberta

\$619,999

YOU WILL NOT FIND ANOTHER DEAL LIKE THIS! BEST price per square foot in the area! and it gets better, the condo fees include ALL your utilities (water, electricity, and gas)! This new construction (2022) includes high quality construction and finishes. This building uses steel frame on the exterior, real brick, and iron flower pots + more. Inside you will find high quality carpet on the stairs and high quality LVL everywhere else. Quarts countertops and a gas range to complement the chefs kitchen. This is a 4 bedroom + a bonus room that can easily be turned into a stunning primary bedroom with it's own ensuite balcony. But the "piece de resistance" is the rooftop patio looking down on the Calgary skyline. The building also features TELUS fiber optic for high-speed internet. Investors will find opportunities to cater to young professionals or well-funded college students, and Airbnb rentals are a viable option for short-term or medium-term stays. The location is just a 12-minute drive from the airport. Neighbors attest to the convenience of commuting downtown--whether by car or on foot. Driving is quick, and a leisurely walk to downtown takes 30 to 40 minutes. There are several grocery options nearby but the coolest is that homey vibe of the one across the road. (id:6769)

Living room 9.67 Ft x 9.50 Ft

Kitchen 11.08 Ft x 8.83 Ft

Dining room 9.67 Ft x 5.67 Ft

Den 4.17 Ft x 3.67 Ft

Bedroom 12.50 Ft x 10.50 Ft

Bedroom 11.33 Ft x 8.00 Ft

4pc Bathroom 10.75 Ft x 5.00 Ft

Bedroom 11.25 Ft x 10.75 Ft

Bonus Room 15.83 Ft x 14.33 Ft

Laundry room 3.58 Ft x 3.17 Ft

Bedroom 10.67 Ft x 7.42 Ft

3pc Bathroom 10.75 Ft x 5.00 Ft

Foyer 5.00 Ft x 3.25 Ft

Listing Presented By:



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eXp Realty

<https://alexmoldovanbalea.exprealty.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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