



## 225 20 Avenue Calgary Alberta

\$499,999

It's not often you find a detached home in Calgary for under \$500K--this one's a gem! Incredible value in this 1.5-storey character home, perfectly located in the heart of Tuxedo. Just steps from SAIT and minutes from downtown. This bright, open-concept home features a cozy main floor with a spacious living area, a comfortable primary bedroom, and a full 4-piece bathroom. Upstairs, you'll find a versatile loft that can be used as an extra bedroom or flex space. Enjoy the sunny south-facing backyard, perfect for outdoor activities. This home is ideal for young families, investors, or first-time buyers, with easy access to shopping, transit, and the downtown core. Don't miss out on this fantastic opportunity--call your favourite Realtor today to book a showing! (id:6769)

Furnace 13.67 Ft x 22.08 Ft

4pc Bathroom 7.83 Ft x 13.83 Ft

Bedroom 7.42 Ft x 14.08 Ft

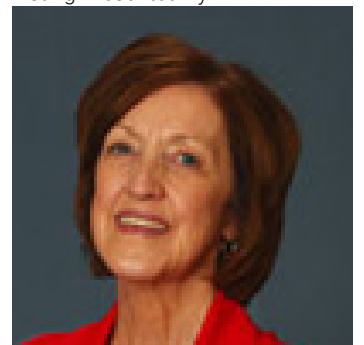
Dining room 7.83 Ft x 9.08 Ft

Kitchen 13.50 Ft x 11.75 Ft

Living room 11.00 Ft x 23.42 Ft

Loft 12.75 Ft x 20.42 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.curtisprokopchuk.com/>



CIR

REALTY

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca