



# 1523 20 Avenue Calgary Alberta

\$639,900

OPEN HOUSE - Sun, Nov 5 from 11:00-2:00pm. Is your dream Inner City Living?! Come see this gorgeous, turnkey, and LOW CONDO FEE Townhome in the desirable community of Capitol Hill! Featuring 4 beds + 3.5 baths and over 1920 Total sqft of living space and 11 ft ceilings! This property was built for modern luxury, with the latest designer upgrades. Step inside from your private entrance to the bright and open Living Room with stunning built-ins and a cozy Gas Fireplace. This spectacular unit is an entertainer's dream, featuring light oak Hardwood Flooring, a built-in sound system, an elegant color scheme with Matte Black Kitchen Cabinetry, a full suite of high-end Stainless Steel Appliances such as the Gas Range, a large Granite Kitchen Island, and Dining Room. Heading upstairs to the HUGE Primary Bedroom with a massive PRIVATE Balcony, a walk-in closet, and a 5pc ensuite Bath with Steam Shower. The two additional bedrooms on the top floor are quite spacious with healthy-sized closets, one with gorgeous Vaulted Ceilings, a 4pc Bath, and upstairs Laundry to complete the upper floor. In the basement, there is a Wet Bar, a 2nd Living Room, a 3pc Bath, and the 4th Bedroom. There is also a 1-car insulated Attached Garage and ample street parking for your guests. Located in front of a park, with loads of walking/biking trails, close to schools, the Capitol Hill Golf Course, minutes from SAIT and ACAD, North Hill Mall, and loads of other amenities. Experience the best of city living with modern style, comfort, and convenience. (id:6769)

Other 19.08 Ft x 9.50 Ft	Bedroom 8.75 Ft x 9.83 Ft
Primary Bedroom 12.67 Ft x 11.42 Ft	3pc Bathroom 7.42 Ft x 9.58 Ft
Bedroom 8.92 Ft x 12.50 Ft	Foyer 6.00 Ft x 5.00 Ft
Bedroom 10.50 Ft x 9.00 Ft	Kitchen 10.00 Ft x 9.42 Ft
Other 6.92 Ft x 10.25 Ft	Dining room 9.00 Ft x 5.83 Ft
5pc Bathroom 12.58 Ft x 8.58 Ft	Living room 13.08 Ft x 12.92 Ft
4pc Bathroom 8.75 Ft x 4.92 Ft	Other 11.50 Ft x 5.00 Ft
Living room 12.33 Ft x 14.67 Ft	2pc Bathroom 4.83 Ft x 5.25 Ft

Listing Presented By:



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