



# 1523 20 Avenue Calgary Alberta

\$715,000

This lovely 4-bedroom townhouse is perfectly situated across from a playground, Capitol Hill Community Centre and garden, offering convenience and great outdoor spaces at your doorstep. As you step inside, you will notice the smartly designed kitchen, featuring quartz counters, stainless steel appliances, and a full-size pantry. The living room features a gas fireplace. Wide plank vinyl flooring runs throughout the main level. The dining room offers good space for entertaining. Natural light floods the home through oversized windows, creating a bright and inviting atmosphere complete with views of the park. A skylight in the stairwell adds more natural light. The primary bedroom is a relaxing space with walk in closet and ensuite featuring quartz topped dual sinks and walk in shower. The walk in closet has custom built in drawers and shelving. There are two more spacious bedrooms, one with a dramatic vaulted ceiling. Both bedrooms face the park. For added convenience, there are full size front loading washer and dryer on this level. Have a home based business? There is a separate entrance that gives access to the basement. The fully finished basement features 1 bedroom, 4 piece bathroom, laundry and a family room with a large wet bar (with fridge and dishwasher). This unit has a detached, insulated single space within a communal garage. Steps to SAIT, the LRT, Trans Canada Highway, Crowchild Trail and the downtown core. (id:6769)

Laundry room 5.92 Ft x 3.08 Ft  
 Primary Bedroom 10.92 Ft x 10.17 Ft  
 Bedroom 12.00 Ft x 10.08 Ft  
 Bedroom 11.00 Ft x 10.00 Ft  
 4pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available  
 Living room 14.25 Ft x 10.67 Ft

Bedroom 11.25 Ft x 10.33 Ft  
 4pc Bathroom Measurements not available  
 Other 10.58 Ft x 4.17 Ft  
 Living room 15.67 Ft x 13.58 Ft  
 Dining room 9.17 Ft x 6.00 Ft  
 Kitchen 9.75 Ft x 8.58 Ft  
 2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
 Royal LePage Mission Real Estate

<http://www.susanharrigan.com>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca