



# 1523 20 Avenue Calgary Alberta

\$679,000

Built in 2019, this 4-bedroom, 4-bath townhouse in Capitol Hill offers over 1,450 square feet of modern living, some of the lowest condo fees in the area at just \$260 per month, and direct views of the community park and playground across the street. The main floor features an open layout filled with natural light from oversized windows and a skylight. Wide-plank flooring runs throughout, and the kitchen is finished with quartz counters, stainless steel appliances, and a full pantry. The dining space connects easily to the living room, where a gas fireplace creates a comfortable setting for everyday life and entertaining. Upstairs, the primary suite includes a custom walk-in closet and dual-sink ensuite. Two additional bedrooms, one with vaulted ceilings, overlook the park, offering green views and abundant light. Laundry on this level adds convenience. Beyond the bright main floor and spacious bedrooms, the lower level sets this home apart. With its own private entrance, a bedroom, bathroom, laundry, and a large family room with a wet bar that includes a fridge and dishwasher, it functions as a complete and private living space. Perfect for extended family, long-term guests, or a dedicated work-from-home setup, it offers flexibility that few townhouses in the area can match. An insulated detached garage, park-facing windows, and quick access to SAIT, the LRT, and downtown complete the package, making this townhouse a rare combination of comfort, versatility, and location (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:



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