



# 1632 20 Avenue Calgary Alberta

\$599,999

Modern Inner-City Living in Capitol Hill - 3-Storey Townhouse with Private Entry & Underground Parking.

Welcome to this beautifully designed, modern 3-storey townhouse nestled in the highly sought-after inner-city community of Capitol Hill, Calgary. Thoughtfully crafted for comfort and convenience, this home offers a perfect blend of style, space, and premium features. Step inside to find high ceilings on every level, creating a bright, open, and airy atmosphere throughout. The main floor features a cozy living room that flows seamlessly into the open-concept kitchen, complete with quartz countertops, upgraded stainless steel appliances, and ample cabinet space--ideal for entertaining or everyday living. Just off the kitchen, you'll enjoy access to a private, enclosed patio--perfect for summer evenings. A convenient powder room completes this floor. Head upstairs to the second level, where you'll find a spacious family room and a luxurious primary suite, featuring dual closets and a stunning 4-piece ensuite with a fully tiled, walk-in shower that reaches to the ceiling. The third floor offers two generously sized bedrooms, both larger than the primary, along with a full 3-piece bathroom and a laundry room for added convenience. One of the standout features of this home is the titled underground parking stall with private direct access into your basement--providing enhanced security, privacy, and additional storage space. The property is also fenced and beautifully landscaped, offering great curb appeal in a vibrant neighbourhood. Located just minutes from the best of Calgary's inner city, this home provides easy access to: University of Calgary, Foothills Medical Centre, Calgary City Centre , Banff Trail Park & Confederation Park. Calgary Pathway System & nearby Golf Course, Commuting is easy with a bus stop just 1 minute away and the LRT station only 4 minutes away...

Other 12.75 Ft x 3.75 Ft

Bedroom 14.58 Ft x 14.42 Ft

Laundry room 3.33 Ft x 2.92 Ft

3pc Bathroom 10.25 Ft x 5.00 Ft

Bedroom 13.25 Ft x 13.42 Ft

Furnace 11.33 Ft x 5.50 Ft

2pc Bathroom 6.58 Ft x 2.92 Ft

Kitchen 14.58 Ft x 9.17 Ft

Dining room 14.58 Ft x 9.58 Ft

Other 15.08 Ft x 7.83 Ft

Living room 10.58 Ft x 7.92 Ft

Family room 14.50 Ft x 16.33 Ft

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Listing Presented By:



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eXp Realty

<https://www.gsbluxuryhomes.com/>



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Den	12.42 Ft x 9.00 Ft	4pc Bathroom	9.58 Ft x 5.50 Ft
Storage	7.33 Ft x 3.92 Ft	Primary Bedroom	13.42 Ft x 13.17 Ft
Other	9.58 Ft x 6.83 Ft		