



## 225 20 Avenue Calgary Alberta

\$495,000

Exceptional Value in this fully detached property in Tuxedo, listed under \$500k. This 1.5-storey character home is ideally located just steps from SAIT and minutes from downtown. The bright, open-concept main floor features a spacious living area, a comfortable primary bedroom, and a full 4-piece bathroom. Upstairs, you'll find a versatile loft that can serve as an extra bedroom or flex space. The south-facing backyard offers a great outdoor area for relaxation or activities. This home is perfect for young families, investors, or first-time buyers, with easy access to shopping, transit, and downtown. Don't miss this opportunity--reach out to your favourite Realtor today to schedule a showing! (id:6769)

Furnace 4.17 M x 6.73 M

4pc Bathroom 2.39 M x 4.22 M

Bedroom 2.26 M x 4.29 M

Dining room 2.39 M x 2.77 M

Kitchen 4.12 M x 3.58 M

Living room 3.35 M x 7.14 M

Loft 3.89 M x 6.22 M

Listing Presented By:



Originally Listed by:  
eXp Realty

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



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