



1412 20 Avenue Calgary Alberta

\$580,000

Step into your urban oasis nestled in the heart of the desirable inner-city neighbourhood of Capitol Hill. This south-facing townhouse, part of an intimate 3-unit complex, offers the epitome of modern living without sacrificing affordability. Prepare to be captivated by the gourmet chef's kitchen, adorned with granite countertops and stainless steel appliances. Entertain effortlessly on the main level, where hardwood floors lead you to a cozy natural gas fireplace, complemented by soaring 9-foot ceilings. As you ascend the stairs, discover TWO spacious PRIMARY bedrooms, each boasting its own 4-piece ENSUITE. With central air conditioning throughout, rest easy during hot summer nights. The fully DEVELOPED basement beckons with a spacious family room, a third bedroom, and an additional 4-piece bathroom, providing ample space for both relaxation and storage. Never worry about parking with the added convenience of paved off-street parking, If you do not own a car this home is TRANSIT Friendly. Outside you will enjoy a south-facing front patio, complete with natural gas hookup for your BBQ. The Condo board has just added additional insulation into the attic, in all units. The roof (shingles) have also just been replaced. Embrace the allure of urban living and seize the opportunity to make this captivating home your own. Don't let this gem slip through your fingers--schedule a viewing today and embark on your journey to enjoying spacious inner-city living. (id:6769)

Bedroom 9.58 Ft x 15.00 Ft
 4pc Bathroom 6.67 Ft x 7.75 Ft
 Laundry room 12.67 Ft x 6.58 Ft
 Recreational, Games room 13.00 Ft x 9.00 Ft
 Kitchen 14.17 Ft x 11.92 Ft
 Living room 17.67 Ft x 14.92 Ft

Dining room 9.67 Ft x 7.42 Ft
 2pc Bathroom 5.83 Ft x 4.42 Ft
 Bedroom 14.83 Ft x 10.42 Ft
 Primary Bedroom 14.25 Ft x 13.33 Ft
 4pc Bathroom 5.92 Ft x 8.08 Ft
 4pc Bathroom 9.33 Ft x 7.92 Ft

Listing Presented By:



Originally Listed by:
 CIR Realty

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