



# 1632 20 Avenue Calgary Alberta

\$599,900

Welcome to this modern 3-storey townhouse in the vibrant inner-city community of Capitol Hill, Calgary. Featuring a blend of hardwood flooring, ceramic tiles, and plush carpet, this home boasts high ceilings on every level, creating a spacious and airy feel throughout. The main floor offers a cozy living room, an open concept kitchen with a breakfast bar, ample cabinet space, upgraded stainless steel appliances, and elegant quartz countertops. Enjoy dining in the adjoining area and easy access to a private enclosed patio off the kitchen area. A convenient powder room completes this floor. Ascending the stairs to the second floor, you'll find a comfortable family room and the luxurious primary ensuite bedroom, complete with two closets and a stunning 4-piece walk-in shower bathroom, fully tiled to the ceiling. The third floor features two generously sized bedrooms, even larger than the primary ensuite, a 3-piece bathroom, and a laundry room for added convenience. This townhouse comes with a titled underground parking, with a private access door directly between the parkade and the basement of the unit, which also has ample space for storage. The property is beautifully landscaped, fenced, and offers a great curb appeal. Enjoy the convenience of nearby amenities, with numerous restaurants and shopping options within a 5-minute drive. Key locations such as Calgary City Centre (12 mins), Foothills Medical Centre (7min), and various schools including Capitol Hill School (1 min), Branston School (2min), and William Aberhart High School (3 min), University of Calgary(7 min) are all easily accessible. Public transit is a breeze with the nearest bus stop just a minute away and the LRT station only 4 minutes away. Enjoy outdoor activities at Banff Trail Park (2min) and the nearby West Confederation Park(3min) providing access to the Calgary Pathway System for walking, biking...

Primary Bedroom 13.33 Ft x 13.42 Ft  
 Family room 14.58 Ft x 16.08 Ft  
 4pc Bathroom 9.58 Ft x 5.00 Ft  
 Bedroom 14.67 Ft x 14.67 Ft  
 Bedroom 13.42 Ft x 13.17 Ft

3pc Bathroom 10.42 Ft x 5.25 Ft  
 Living room 14.58 Ft x 12.08 Ft  
 Kitchen 14.58 Ft x 9.42 Ft  
 Dining room 14.58 Ft x 9.83 Ft  
 2pc Bathroom 3.00 Ft x 6.83 Ft

Listing Presented By:



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