



# 201 20 Avenue Calgary Alberta

\$349,900

The inner city's BEST VALUE under \$350K. Finally a condo that ticks all of the boxes! Step foot inside this 900 sqft, 2 bed + 2 bath southwest corner unit minutes to all of your daily amenities. A grand foyer welcomes you home, the open concept provides the ease of entertaining and the layout allows the option to rent out an additional room. Peer into the stylish kitchen showcasing granite counters, stainless steel appliances, espresso cabinetry with brass handles, subway tile backsplash, double sink + breakfast bar. Lounge in the living area after a long day or head out to the west facing patio equipped with a gas line for the BBQ. Amazing corner windows in the primary along with a private ensuite bathroom and walk-in closet. The second bedroom + bathroom is smartly situated on the other side allowing guests or roommates to have the feel of their own space. Rounding out the perks is in-suite laundry, underground parking, visitor stalls + separate storage locker. This unit has been successfully rented for years and could be purchased fully furnished for an easy, turn key investment! A location centred around convenience - close to grocery, restaurants, coffee shops, pubs, playgrounds and golf courses while being a short 10 minute drive into the downtown office core. (id:6769)

- Kitchen 9.83 Ft x 15.00 Ft
- Living room 14.00 Ft x 11.75 Ft
- Primary Bedroom 17.00 Ft x 9.58 Ft

- 4pc Bathroom 10.50 Ft x 4.92 Ft
- Bedroom 15.17 Ft x 9.50 Ft
- 4pc Bathroom 8.25 Ft x 5.92 Ft

Listing Presented By:



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CIR Realty

<http://www.calgary-condos.com/>

**RE/MAX Realty Professionals**

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