

\$639,900 - 6, 1523 20 Avenue Nw, Calgary

MLS® #A2090536

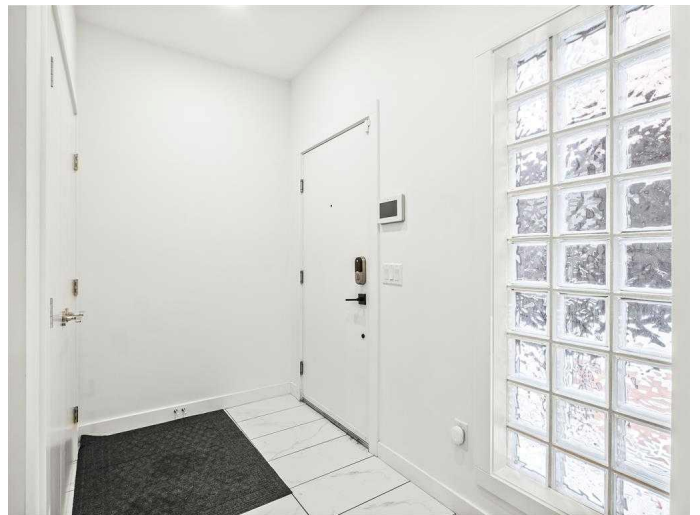
\$639,900

4 Bedroom, 4.00 Bathroom, 1,392 sqft

Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

Is your dream Inner City Living?! Come see this gorgeous, turnkey, and LOW CONDO FEE Townhome in the desirable community of Capitol Hill! Featuring 4 beds + 3.5 baths and over 1920 Total sqft of living space and 11 ft ceilings! This property was built for modern luxury, with the latest designer upgrades. Step inside from your private entrance to the bright and open Living Room with stunning built-ins and a cozy Gas Fireplace. This spectacular unit is an entertainer's dream, featuring light oak Hardwood Flooring, a built-in sound system, an elegant color scheme with Matte Black Kitchen Cabinetry, a full suite of high-end Stainless Steel Appliances such as the Gas Range, a large Granite Kitchen Island, and Dining Room. Heading upstairs to the HUGE Primary Bedroom with a massive PRIVATE Balcony, a walk-in closet, and a 5pc ensuite Bath with Steam Shower. The two additional bedrooms on the top floor are quite spacious with healthy-sized closets, one with gorgeous Vaulted Ceilings, a 4pc Bath, and upstairs Laundry to complete the upper floor. In the basement, there is a Wet Bar, a 2nd Living Room, a 3pc Bath, and the 4th Bedroom. There is also a 1-car insulated Attached Garage and ample street parking for your guests. Located in front of a park, with loads of walking/biking trails, close to schools, the Capitol Hill Golf Course, minutes from SAIT and ACAD, North Hill Mall, and loads of other amenities. Experience the best of city living



with modern style, comfort, and convenience.

Built in 2019

Essential Information

MLS® #	A2090536
Price	\$639,900
Sold Price	\$630,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,392
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	6, 1523 20 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1G7

Amenities

Amenities	None
Parking Spaces	1
Parking	Additional Parking, Alley Access, Garage Door Opener, Insulated, On Street, Owned, Secured, Single Garage Attached

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data
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Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Mixed, Other, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2023
Date Sold	November 28th, 2023
Days on Market	26
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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