

\$239,900 - 109, 110 20 Avenue Ne, Calgary

MLS® #A2122096

\$239,900

2 Bedroom, 1.00 Bathroom, 806 sqft

Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

BRILLIANT LOCATION for this 806 square foot 2 bedroom condo in the heart of vibrant Tuxedo Park, just off Center Street with everything you need right at your fingertips. Upgraded with stylish painted cabinets, and sleek vinyl plank flooring, this SPACIOUS CORNER unit is truly captivating! The U-shaped kitchen features stainless steel appliances, plenty of cabinet space, and a convenient island for casual dining or extra prep area. The living room is bright and welcoming with lots of natural light and access to a private balcony facing North, perfect for unwinding at the end of the day. Your adjacent dining area or office features a circular accent window, adding a unique touch to the space. Retreat to the comfort of 2 spacious bedrooms, including a primary suite that feels like your own personal haven with plenty of room for your design ideas to come to life and a cheater 4pc ensuite. Convenience is built-in with ample storage space including large closets, IN-SUITE LAUNDRY, bonus STORAGE UNIT, and UNDERGROUND HEATED PARKING - PLUS Condo Fees Include Utilities (Heat And Water). Recent updates to the building include Roof (2009), Windows(2015), Boiler (2019), Balconies and Railings (2023). Living here means embracing city life to the fullest with trendy restaurants, cafes, grocery stores, and public transit all nearby. Plus, easy access to Downtown, SAIT, UofC, major highways, and the airport. Perfect for first-time buyers or savvy investors,



donâ€™t miss out on this incredible opportunity! Special offers: Seller Says Buy This House, And We'll Buy Yours*. Homes For Heroes Program (Teachers, First Responders & Essential Workers Cash Back Program)*. Buy This Home And Receive A Free One Year Blanket Home Warranty*. (*Terms and Conditions Apply). Seller Accepts Bitcoin And Other Cryptocurrencies.

Built in 1982

Essential Information

MLS® #	A2122096
Price	\$239,900
Sold Price	\$252,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	806
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	109, 110 20 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1P7

Amenities

Amenities	Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Underground

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	None
Construction	Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed	April 15th, 2024
Date Sold	May 3rd, 2024
Days on Market	18
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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