

\$535,000 - 1, 439 20 Avenue Ne, Calgary

MLS® #A2130300

\$535,000

2 Bedroom, 3.00 Bathroom, 1,180 sqft

Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

Come and explore this beautiful, well maintained Immaculate 2 bedrooms & 2.5 washroom end unit townhouse in Winston Heights. New stainless steel appliances were installed in 2019, most recent new hot water tank. This 2 story home offers two spacious bedrooms both with ensuites and master bedroom got its own walk in closet which includes built in and customized drawers along with European steam shower with body jets. As you enter the home, there is ceramic tile floor entrance and natural hardwood flooring throughout the main floor. The living room has an open spacious floor plan perfect for family gatherings and get togethers. It includes a beautiful 3 way gas fireplace, built in computer/work desk, loads of kitchen cabinets offering ample amount of storage space. Basement is professionally finished which includes cork flooring, a decent size living area, storage room & rough ins for future washroom. Other luxuries include stainless steel appliances, wine/beverage fridge, granite countertops throughout the kitchen island, stucco & stone exterior, exposed aggregate walkways. Location!! Location!! Located just minutes away from downtown, 16th Ave, SAIT, Edmonton trail, golf & other major amenities. Anyone looking to move to a quiet, peaceful & decent neighbourhood this is the right house for you!! There are plethora of restaurants nearby with quick access to Deerfoot trail. Enjoy your exclusive safe parking spot in a detached garage. GOOD NEWS This property



is just blocks away from the future project Green Line 16 Ave LRT Train station, apparently contributing a significant appreciation in its price. Green Line will carry 55,000 riders on opening day and provide direct access to 190,000 jobs in downtown, Quarry Park and industrial areas. Note - Detached garage with 1 parking stall. This is a fourplex building which is self managed by the owners, monthly contribution towards reserve fund, Insurance, operating funds, etc is \$319.76. This is the affordable luxury, perfect for first time or move up buyers. Just bring your stuff and call this property yours!!

Built in 2007

Essential Information

MLS® #	A2130300
Price	\$535,000
Sold Price	\$533,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,180
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	1, 439 20 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1R3

Amenities

Amenities	Other
Parking Spaces	1
Parking	Alley Access, Common, Garage Door Opener, Garage Faces Rear, Guest, Stall, Titled

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	May 30th, 2024
Days on Market	13
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.