

\$389,900 - 2, 232 20 Ave Ne, Calgary

MLS® #A2131214

\$389,900

1 Bedroom, 2.00 Bathroom, 455 sqft

Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

*****HUGE PRICE IMPROVEMENT - OPEN HOUSE SAT and SUN 1-3PM** This unique loft includes ALL UTILITIES: electricity, gas, and water, as well as cable and Internet.

Remarkably, with all utilities included, the condo fee remains at just \$309. Boasting an impressive ceiling height of 18 feet and a total square footage of 1055, this loft offers both spaciousness and functionality.

Gratitude is owed to the inclusive utilities, particularly for the luxurious heated floors in the living space. A testament to quality craftsmanship, this loft emanates sophistication—from its in-floor heating to the use of premium materials such as steel framing, polished concrete floors, and sturdy door knobs.

Notably, the building features fiber optic from TELUS, providing high-speed internet connectivity throughout. While the unit itself is undeniably impressive, the location serves as the ultimate bonus. There are not one, but two Italian grocery stores nearby—one just across the road and the other mere minutes away. Adjacent to each store, one can find hot, fresh Italian food available. Additionally, a diverse array of dining options awaits within walking distance on Edmonton Trail and Centre Street. Not to be overlooked are the myriad food choices easily accessible on 16th Ave, also known as the Trans Canada Highway.



Regarding the TransCanada Highway, investors will find ample opportunities to cater to young professionals or well-funded college students. Alternatively, Airbnb rentals present a viable option for those seeking short-term or medium-term stays. The location's proximity to the airportâ€”just a 12-minute driveâ€”further enhances its appeal.

Having personally conversed with neighbors, we can attest to the convenience of commuting downtownâ€”whether by car or on foot. While driving proves swift, a leisurely walk to downtown may take 30 to 40 minutes for those who prefer a more relaxed pace.

Built in 2022

Essential Information

MLS® #	A2131214
Price	\$389,900
Sold Price	\$390,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	455
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Loft/Bachelor/Studio
Status	Sold

Community Information

Address	2, 232 20 Ave Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2E 1P9

Amenities

Amenities None
Parking Off Street

Interior

Interior Features High Ceilings, Kitchen Island,
Appliances Bar Fridge, Dishwasher, Gas
Washer/Dryer
Heating Baseboard, In Floor
Cooling None
of Stories 2



Exterior

Exterior Features BBQ gas line, Private Entrance
Construction Brick, Concrete, Metal Frame, Silent Floor Joists, Stucco, Wood Frame

Additional Information

Date Listed May 10th, 2024
Date Sold June 24th, 2024
Days on Market 45
Zoning M-C1
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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