

\$599,900 - 4, 232 20 Avenue, Calgary

MLS® #A2132772

\$599,900

4 Bedroom, 2.00 Bathroom, 1,757 sqft

Residential on 0.00 Acres

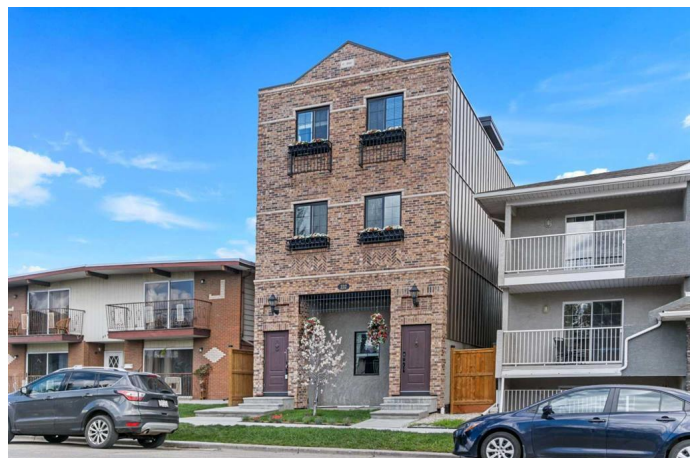
Tuxedo Park, Calgary, Alberta

*****HUGE PRICE IMPROVEMENT - OPEN HOUSE SAT and SUN 1-3PM** This unique townhouse includes ALL UTILITIES: electricity, gas and water with a condo fee of just \$488.5. At 1750 square feet, this townhouse is both spacious and functional. It features four bedrooms, two bathrooms, a rooftop patio with great neighborhood views, and a huge bonus room, making it perfect for families, with schools nearby.

The location is a major plus. There are two Italian grocery stores nearby—one across the road and another just minutes away, both offering hot, fresh Italian food. A variety of dining options are within walking distance on Edmonton Trail and Centre Street, while 16th Ave, also known as the Trans Canada Highway, offers even more food choices.

The quality craftsmanship shows in the attention to detail, sturdy exterior, premium materials, and amazing kitchen. The building also features TELUS fiber optic for high-speed internet.

Investors will find opportunities to cater to young professionals or well-funded college students, and Airbnb rentals are a viable option for short-term or medium-term stays. The location is just a 12-minute drive from the airport. Neighbors attest to the convenience of commuting downtown—whether by car or on foot. Driving is quick, and a leisurely walk to



downtown takes 30 to 40 minutes.

Built in 2022

Essential Information

MLS® #	A2132772
Price	\$599,900
Sold Price	\$590,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,757
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	4, 232 20 Avenue
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1P9

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Parking Pad

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Wired for Data
Appliances	Dishwasher, Electric Oven, Gas Range, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard, Boiler

Cooling	None
Basement	None
Exterior	
Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot
Roof	Flat Torch Membrane
Construction	Brick, Concrete, Metal Frame, Metal Siding, Silent Floor Joists, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	June 24th, 2024
Days on Market	38
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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