

\$569,900 - 1, 1412 20 Avenue Nw, Calgary

MLS® #A2162769

\$569,900

3 Bedroom, 4.00 Bathroom, 1,329 sqft

Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

This meticulously cared for townhouse features 2 living areas, 3 bedrooms, 3.5 bathrooms and over 1,900 square feet living space! Located in the heart of Capitol Hill, this property is conveniently located with easy access to countless nearby amenities, schools, walking paths and has quick access to downtown. The bright and open main level has large south-facing windows allowing for natural light to pour through the home all day long. The open concept design has a large kitchen complete with warm maple wood cabinetry to the ceiling, a corner pantry, granite countertops, and a suite of stainless steel appliances. The kitchen overlooks both the living and dining areas, making the perfect space for entertaining. The living room has a wall of windows making it a bright space all year and the central gas fireplace complete with floor-to-ceiling stone surround is perfect for colder winter nights. The main level is complete with a 2 pc powder room and two closets for ample storage. The upper level of the property has two primary bedrooms - each complete with their own private ensuites and large walk-in closets. The fully developed basement has a large central rec room which is perfect for a TV area / flex space. A third bedroom equipped with a walk-in closet and another full bathroom, laundry room and oversized utility/storage space complete the lower level. The large south-facing front patio space is perfect for capturing sunshine and is complete with a gas-line for a BBQ and fire

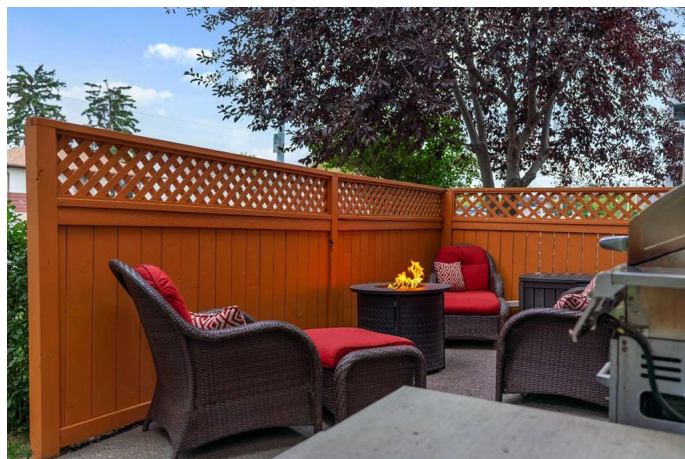
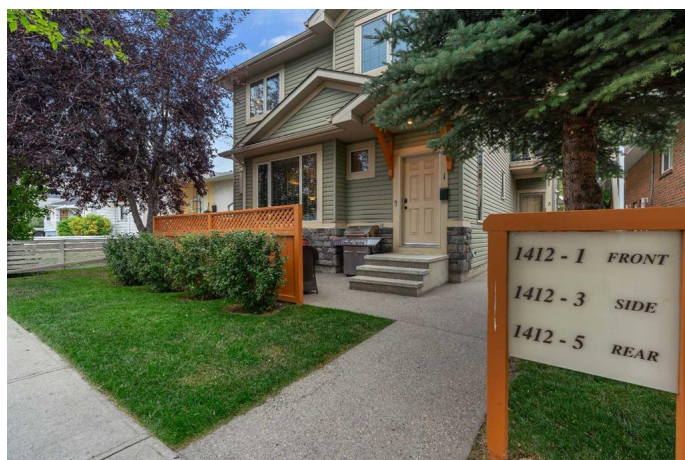
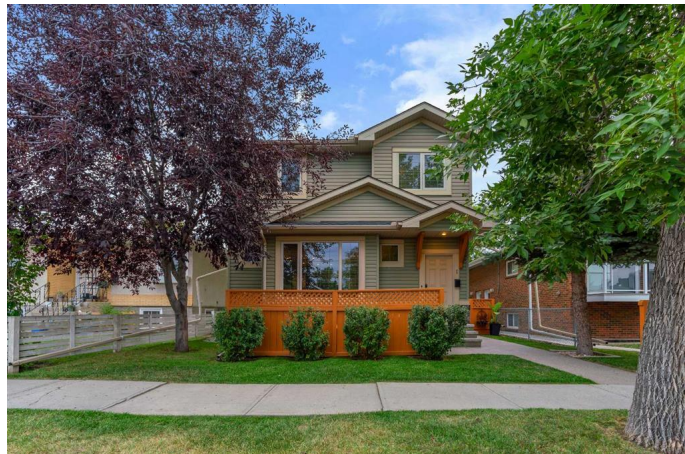


table but if the heat is too much - the central A/C will cool you down inside. A single parking stall is included with the unit and an additional visitor stall provides space for visiting guests. Enjoy the convenience of maintenance-free living with the benefits of a smaller townhouse complex with only three units! With convenient access to the University, downtown and every daily amenity you could ask for, this like-new townhouse is great for first time buyers, downsizers, investors or a small family.

Built in 2008

Essential Information

MLS® #	A2162769
Price	\$569,900
Sold Price	\$570,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,329
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1, 1412 20 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1G5

Amenities

Amenities	Visitor Parking
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Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Front Yard, Lawn, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 13th, 2024
Days on Market	8
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Charles
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