

# \$620,000 - 101, 1632 20 Avenue Nw, Calgary

MLS® #A2165467

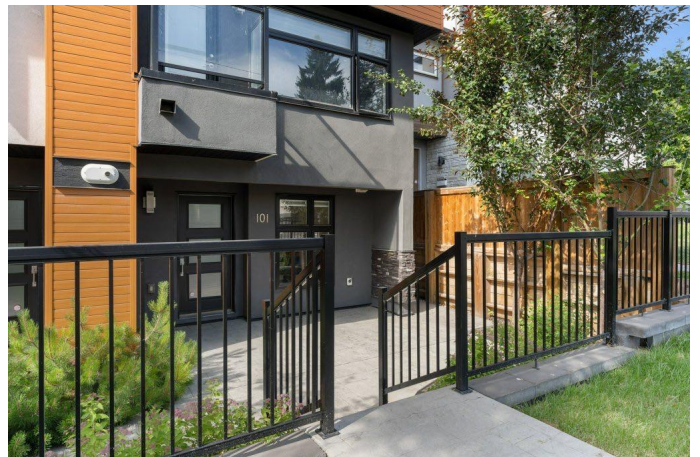
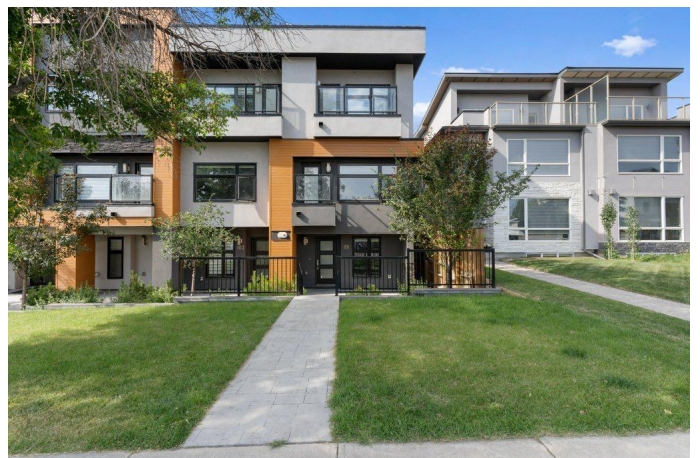
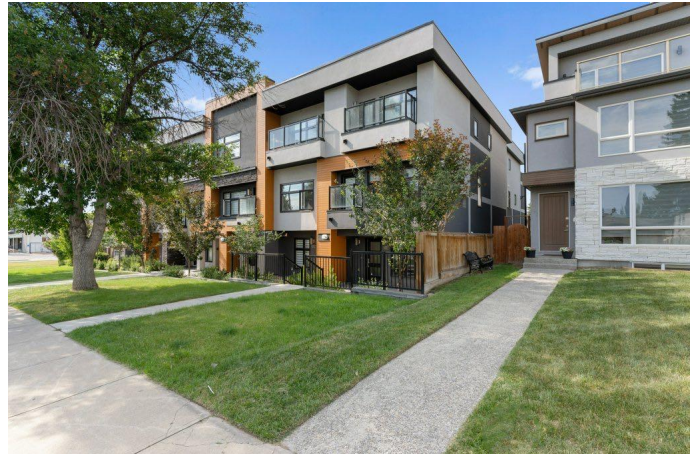
**\$620,000**

3 Bedroom, 3.00 Bathroom, 2,036 sqft

Residential on 0.34 Acres

Capitol Hill, Calgary, Alberta

Welcome to this modern 3-storey townhouse in the vibrant inner-city community of Capitol Hill, Calgary. Featuring a blend of hardwood flooring, ceramic tiles, and plush carpet, this home boasts high ceilings on every level, creating a spacious and airy feel throughout. The main floor offers a cozy living room, an open concept kitchen with a breakfast bar, ample cabinet space, upgraded stainless steel appliances, and elegant quartz countertops. Enjoy dining in the adjoining area and easy access to a private enclosed patio off the kitchen area. A convenient powder room completes this floor. Ascending the stairs to the second floor, you'll find a comfortable family room and the luxurious primary ensuite bedroom, complete with two closets and a stunning 4-piece walk-in shower bathroom, fully tiled to the ceiling. The third floor features two generously sized bedrooms, even larger than the primary ensuite, a 3-piece bathroom, and a laundry room for added convenience. This townhouse comes with a titled underground parking, with a private access door directly between the parkade and the basement of the unit, which also has ample space for storage. The property is beautifully landscaped, fenced, and offers a great curb appeal. Enjoy the convenience of nearby amenities, with numerous restaurants and shopping options within a 5-minute drive. Key locations such as Calgary City Centre (12 mins), Foothills Medical Centre (7min), and various schools including Capitol Hill School (1



min), Branston School (2min), and William Aberhart High School (3 min), University of Calgary(7 min) are all easily accessible. Public transit is a breeze with the nearest bus stop just a minute away and the LRT station only 4 minutes away. Enjoy outdoor activities at Banff Trail Park (2min) and the nearby West Confederation Park(3min) providing access to the Calgary Pathway System for walking, biking or running & Golf Course. Donâ€™t miss out on this exceptional opportunity in the heart of Inner City Calgary! Book your showing today!!!

Built in 2018

### Essential Information

MLS® #	A2165467
Price	\$620,000
Sold Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,036
Acres	0.34
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### Community Information

Address	101, 1632 20 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1G8

## Amenities

Amenities	Secured Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Underground, Alley Access

## Interior

Interior Features	High Ceilings, Open Floorplan, Breakfast Bar, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, Level, Street Lighting
Roof	Other
Construction	Wood Frame, Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 13th, 2024
Date Sold	November 5th, 2024
Days on Market	53
Zoning	M-CG d72
HOA Fees	0.00

## Listing Details

Listing Office	CIR Realty
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