# \$699,888 - 2, 1523 20 Avenue Nw, Calgary

MLS® #A2233426

## \$699,888

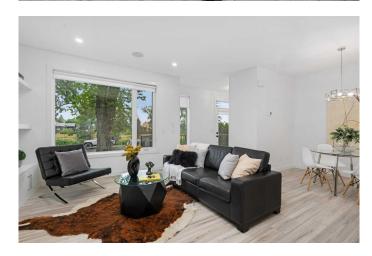
4 Bedroom, 4.00 Bathroom, 1,462 sqft Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

OPEN HOUSE SUNDAY, AUGUST 10 FROM 12 UNTIL 2 PM. This lovely 4-bedroom townhouse is perfectly situated across from a playground, Capitol Hill Community Centre and garden, offering convenience and great outdoor spaces at your doorstep. As you step inside, you will notice the smartly designed kitchen, featuring quartz counters, stainless steel appliances, and a full-size pantry. The living room features a gas fireplace. Wide plank vinyl flooring runs throughout the main level. The dining room offers good space for entertaining. Natural light floods the home through oversized windows, creating a bright and inviting atmosphere complete with views of the park. A skylight in the stairwell adds more natural light. The primary bedroom is a relaxing space with walk in closet and ensuite featuring quartz topped dual sinks and walk in shower. The walk in closet has custom built in drawers and shelving. There are two more spacious bedrooms, one with a dramatic vaulted ceiling. Both bedrooms face the park. For added convenience, there are full size front loading washer and dryer on this level. Have a home based business? There is a separate entrance that gives access to the basement. The fully finished basement features 1 bedroom, 4 piece bathroom, laundry and a family room with a large wet bar (with fridge and dishwasher). This unit has a detached, insulated single space within a communal garage. Steps to SAIT, the LRT, Trans Canada Highway, Crowchild Trail and







the downtown core.

#### Built in 2019

### **Essential Information**

MLS® # A2233426 Price \$699,888

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,462 Acres 0.00 Year Built 2019

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 2, 1523 20 Avenue Nw

Subdivision Capitol Hill
City Calgary
County Calgary
Province Alberta
Postal Code T2M 1G7

#### **Amenities**

Amenities Parking, Trash, Visitor Parking

Parking Spaces 1

Parking Garage Door Opener, Single Garage Detached, Stall

# of Garages 1

### Interior

Interior Features High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking

Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance,

Vaulted Ceiling(s), Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan,

Refrigerator, See Remarks, Washer, Washer/Dryer Stacked, Window

Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, See Remarks

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane, Few Trees, Landscaped

Roof Asphalt Shingle

Construction Cedar, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 22nd, 2025

Days on Market 56

Zoning M-CG

## **Listing Details**

Listing Office Royal LePage Mission Real Estate

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