# \$259,000 - 109, 110 20 Avenue Ne, Calgary

MLS® #A2261771

# \$259,000

2 Bedroom, 1.00 Bathroom, 809 sqft Single Family on 0.00 Acres

Tuxedo Park, Calgary, Alberta

PRIME LOCATION! This spacious 808 sq. ft. 2-bedroom corner unit is nestled in the heart of vibrant Tuxedo Park, just off Centre Streetâ€"putting restaurants, cafés, grocery stores, and public transit right at your doorstep. Upgraded with stylish painted cabinets and sleek vinyl plank flooring, this home offers both comfort and contemporary charm. The U-shaped kitchen is designed for function with stainless steel appliances, ample cabinet space, and a versatile island for casual dining or extra prep. A bright and welcoming living room features large windows and access to a private north-facing balcony (balconies and railings updated in 2023), perfect for relaxing. The adjacent dining area (or home office) is highlighted by a charming circular accent window that adds character to the space. Two generous bedrooms provide the perfect retreat, including a primary suite with plenty of room for your personal design touches and a convenient cheater 4-piece ensuite. Enjoy the benefits of in-suite laundry, a separate storage unit, and underground heated parking. Condo fees conveniently include heat and water, and the building also offers a shared laundry facility for added convenience.Living here means easy access to Downtown, SAIT, U of C, major highways, and the airport. Whether you're a first-time buyer or an investor seeking a prime location, this property is an opportunity you won't want to miss! (id:6289)







## **Essential Information**

Listing # A2261771
Price \$259,000

Bedrooms 2
Bathrooms 1.00
Square Footage 809
Acres 0.00
Year Built 1982

Type Single Family

Sub-Type Condominium/Strata

# **Community Information**

Address 109, 110 20 Avenue Ne

Subdivision Tuxedo Park

City Calgary
Province Alberta
Postal Code T2E1P7

#### **Amenities**

Amenities Park, Playground, Schools, Shopping, Laundry Facility

Features No Animal Home, No Smoking Home, Parking

Parking Spaces 1

Parking Garage, Heated Garage, Underground

# of Garages 1

## Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer

Heating Natural gas Baseboard heaters

Cooling None

# of Stories 3

#### **Exterior**

Exterior Brick, Vinyl siding

Construction Wood frame

# **Listing Details**

Listing Office Century 21 Bravo Realty





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