



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

109, 110 20 Avenue NE
Calgary, Alberta

MLS # A2294348



\$249,000

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	809 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 652
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: None

PRIME LOCATION! This spacious 2-bedroom corner unit is nestled in the heart of vibrant Tuxedo Park, just off Centre Street, putting restaurants, caf  s, grocery stores, and public transit right at your doorstep. Upgraded with stylish painted cabinets and sleek vinyl 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!