



GRASSROOTS
REALTY GROUP

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108, 1632 20 Avenue NW
Calgary, Alberta

MLS # A2331369



\$524,900

Division:	Capitol Hill		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,878 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Other	Condo Fee:	\$ 507
Basement:	Partial	LLD:	-
Exterior:	Other	Zoning:	M-CG d72
Foundation:	Other	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

Welcome to this stunning three-storey contemporary townhome in the highly sought-after community of Capitol Hill, offering the perfect blend of style, comfort, and convenience in Calgary's vibrant inner city. This beautifully designed home features 3 spacious bedrooms and 3 full bathrooms, complemented by an open-concept floor plan that maximizes natural light and creates an inviting space for both everyday living and entertaining. The modern kitchen flows seamlessly into the dining and living areas, showcasing a clean, contemporary design with functional living in mind. The thoughtfully designed three-storey layout provides excellent separation of space, making it ideal for families, professionals, or those looking for a home office. Spacious bedrooms, well-appointed bathrooms, and quality finishes throughout complete this exceptional home. Located just minutes from SAIT, the University of Calgary, and 16 Avenue NW, you'll enjoy quick access to downtown, major commuter routes, public transit, shopping, restaurants, parks, and everyday amenities. Whether you're a first-time buyer, growing family, or investor, this prime Capitol Hill location offers outstanding value and an unbeatable urban lifestyle.