



GRASSROOTS
REALTY GROUP

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103, 110 20 Avenue NE
Calgary, Alberta

MLS # A2237943



\$239,900

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	588 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 459
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Double Vanity, No Smoking Home		

Inclusions:	N/A
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OUTSTANDING! Offering a very functional layout, this beautiful move-in-ready condo boasts brand new luxury vinyl plank flooring that flows seamlessly throughout the unit and into the freshly renovated kitchen which features crisp white cabinetry, gorgeous stone counters, a striking designer backsplash, and gleaming new stainless steel appliances including a sleek panel-front dishwasher! The generously-sized bedroom easily accommodates a king-sized bed plus additional furniture, and features a large closet with built-in organizers. The 5pc bathroom offers a newer soaker tub and a long vanity with dual sinks for added convenience. Step out onto your private balcony, spacious enough for a loveseat and chair, and enjoy views of the grassy area and mature trees, ideal for morning coffee or evening relaxation. Additional features include in-suite laundry/storage room, an end-unit heated underground parking stall which includes additional storage space in front, and underground bike storage as well. The building is well-managed, and the low condo fees include heat and water. Though located on the first floor, the unit is elevated from ground level which provides enhanced privacy and a feels more like a second-level unit. Don't miss out on this thoughtfully updated condo that offers modern comfort, practical amenities, and incredible value!