



GRASSROOTS
REALTY GROUP

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102, 110 20 Avenue NE
Calgary, Alberta

MLS # A2242724



\$264,800

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Garage Door Opener, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 649
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions:	None
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Spacious 2 BR apartment corner unit in trendy Tuxedo Park location just off centre street. Raised 1/F tranquil North facing unit overlooking rear lane with mature trees, concrete floor with new laminated floor (2023) and wrap around balcony (2023), railings and sidings. Bedrooms overlooking treed and secluded adjacent private yard. Bonus storage room with in-suite washing machine and one underground parking stall (#3). Spacious master bedroom with a cheater 4Pc ensuite/common bathroom. Condo fee includes heating, water, insurance, and maintenance. Recent upgrades to the building include new roof(2009) vinyl windows (2015), and boiler (2019). Enjoy City's life to the fullest, close to many restaurants, cafes, grocery stores, and public transit. Close proximity to Downtown, SAIT, U of C, trans-Canada highway, airport route. Perfect for buyers or investors. Selling realtor related to sellers.