



GRASSROOTS
REALTY GROUP

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2, 1523 20 Avenue NW
Calgary, Alberta

MLS # A2251123



\$629,000

Division:	Capitol Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Single Garage Detached, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Separate/Exterior Entry, Finished, See Remarks	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows

Inclusions: convection cook top

OPEN HOUSE SATURDAY SEPTEMBER 27 FROM 1 TO 3 PM AMAZING VALUE IN CAPITOL HILL! This is an incredible opportunity to own 4-bedroom, 4-bath townhouse in Capitol Hill offers over 2160 sq ft square feet of modern living space, some of the lowest condo fees in the area at just \$260 per month, and direct views of the community park and playground across the street. You will love the easy access to the park, community garden and playground. Confederation Park, with walking paths, is a 5 minute walk. The main floor features an open layout filled with natural light from oversized windows. Wide-plank flooring runs throughout, and the kitchen is finished with quartz counters, stainless steel appliances, and a full pantry. The dining space connects easily to the living room, where a gas fireplace creates a comfortable setting for everyday life and entertaining. The front deck has direct site line to the park and provides a relaxing outdoor space stairs, the primary suite includes a custom walk-in closet and dual-sink ensuite. Two additional bedrooms, one with vaulted ceilings, overlook the park, offering green views and abundant light. Laundry on this level adds convenience. Beyond the bright main floor and spacious bedrooms, the lower level sets this home apart. This illegal suite has it's own private entrance with bedroom, bathroom, laundry, and a large living area complete with a wet bar that includes a fridge, hot plate and dishwasher. It functions as a complete and private living space perfect for rental, extended family, long-term guests, or a dedicated work-from-home setup. It also functions as a four bedroom family home as you can have direct access from the main floor. It offers flexibility that few townhouses in the area can match at an unbeatable price! This amazing location is steps to great elementary schools and daycares, quick access to SAIT,

U of C, UAArts, the LRT, and downtown. complete the package, making this townhouse a rare combination of comfort, versatility, and location.