



GRASSROOTS
REALTY GROUP

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109, 110 20 Avenue NE
Calgary, Alberta

MLS # A2261771



\$260,000

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	809 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 649
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 808 sq. ft. 2-bedroom corner unit is nestled in the heart of vibrant Tuxedo Park, just off Centre Street—putting restaurants, cafés, grocery stores, and public transit right at your doorstep. Upgraded with stylish painted cabinets and sleek vinyl plank 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!