

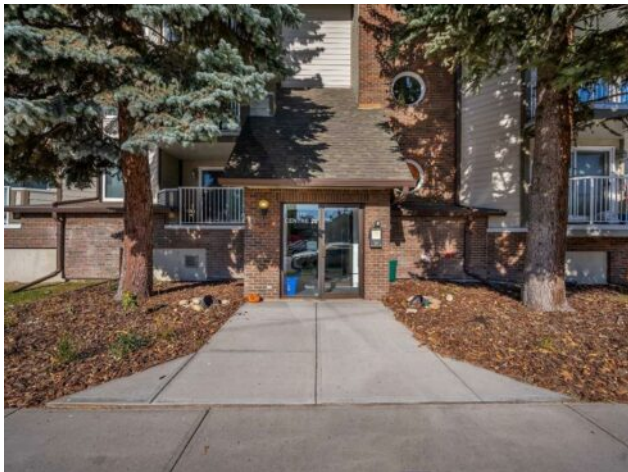


GRASSROOTS
REALTY GROUP

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307, 110 20 Avenue NE
Calgary, Alberta

MLS # A2267664



\$234,900

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	597 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Covered, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 459
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows		

Inclusions: N/A

Experience stylish inner-city living in this bright and spacious top-floor condo, ideally located in the sought-after community of Tuxedo Park. This well-designed one-bedroom home features an open-concept layout that connects the kitchen, dining, and living areas, extending onto a private balcony on the quiet side of the building. The generous bedroom with a charming bay window fills the space with natural light, while a four-piece bathroom, in-suite storage, and secure underground parking add everyday convenience. Just minutes from downtown and close to transit, shopping, cafés, and restaurants, this elegant and affordable home offers exceptional comfort, location, and value. Book your private showing today and discover the best of inner-city living!