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## 307, 110 20 Avenue NE Calgary, Alberta

MLS # A2267664



\$250,000

Tuxedo Park				
Residential/Low Rise (2-4 stories)				
Apartment-Single Level Unit				
597 sq.ft.	Age:	1982 (43 yrs old)		
1	Baths:	1		
Assigned, Covered, Heated Garage, Parkade, Stall, Underground				
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	Residential/Lor Apartment-Sin 597 sq.ft.	Residential/Low Rise (2-4 storion Apartment-Single Level Unit 597 sq.ft. Age:  1 Baths:		

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 Tuxedo Park living.