



**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 (44 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, caf&eacute;s, 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!