



457 20 Avenue NE
Calgary, Alberta

MLS # A2144794



\$480,000

Division:	Winston Heights/Mountview		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,464 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Skylight(s)		

Inclusions: N/A

Welcome to Inner City Living at Winston Heights! Just minutes from Downtown up Edmonton Trail, this CORNER unit townhouse offers the perfect blend of community living and modern comfort. This unit boasts stunning views and the privacy of a quiet street, setting it apart from others in the area. Extensive renovations have been thoughtfully completed, ensuring a stylish interior with newer paint, laminate flooring, and updated fixtures throughout. The remodelled kitchen and powder room showcase contemporary design with stainless steel appliances, quartz countertops, and a convenient corner pantry. The living room features a cozy gas fireplace and opens to a balcony with unobstructed eastern views, perfect for relaxing evenings. Upstairs, a spacious primary bedroom connects to a luxurious 5-piece bathroom with a skylight, while two additional bedrooms provide ample space for a home office or gym. Added perks include an attached garage with extra storage and driveway parking. Recent upgrades in 2023 include a new hot water tank, upgraded roof and ventilation, replaced skylights, and an upgraded fence, ensuring peace of mind and quality living. This complex is very well managed and has LOW Condo Fees. Pets are allowed with Board Approval. You even have a Natural Gas Hookup for summer bbq's. Laundry is conveniently located on the same level as the Primary & second bedroom. This place really does check all the boxes. Units in this building don't often hit the market. With rare opportunities like this, don't miss your chance to experience urban living at its finest.