



301, 201 20 Avenue NE
Calgary, Alberta

MLS # A2158555



\$435,000

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	977 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 768
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, See Remarks		

Inclusions: n/a

RARE 3 BEDROOM CONDO, 2 FULL BATHS, TOP FLOOR, END UNIT, UNDERGROUND PARKING, WITH HIGH END FINISHINGS, IN AN AMAZING LOCATION! Additional features of this rare find includes heated Luxury Vinyl Plank floors, wonderfully appointed kitchen with high end finishings and appliances, oversized windows, 9 foot ceilings, tons of storage, huge balcony pushed out from the building for privacy, oversized secure and underground parking, open but functional layout, all in a quite well maintained building. The location is amazing, as you are a 5 minute walk to Italian Markets, grocery, and a 20 minute walk to downtown. You also have Confederation Park close by, as well as Fox Hollow, for those outdoor enthusiasts. Very walkable as well as a short drive to all the major arteries to quickly get around or out of the City. Book your showing today!