



306, 201 20 Avenue NE
Calgary, Alberta

MLS # A2180131



\$300,000

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	756 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 596
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Wardrobe in bedroom, wall desk

Welcome to this impeccably maintained 2 bedroom in the sought after, upscale Tuxedo Park building. With unobstructed views of downtown this is the one you have been waiting for. Located in the quiet, non street facing side of the complex, you will enjoy all of the features this home has to offer. Step in to the great room area to find a very functional and modern kitchen with granite counters, stainless steel appliances and storage space that includes a pantry. The roomy living area has french doors leading on to the balcony, allowing you to appreciate the great view. Both bedrooms also have views of the downtown with the primary having a very spacious walk in closet. Dual zone AC will keep you cool all summer long. This excellent affordable unit also comes with a titled parking stall and an out of unit storage locker for all of your extras. This building is pet friendly with board approval. A fantastic place to call home!