



**208, 201 20 Avenue NE
Calgary, Alberta**

MLS # A2196016



\$419,900

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,004 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 792
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this fantastic newer 1004 sqft, 2 bed, 2 bath apartment unit in Tuxedo Park. This lovely unit boasts nine foot ceilings, high quality new laminate floors, granite countertops, stainless steel appliances, newly painted kitchen cabinets and newer wall paint throughout. As soon as you walk in, you're welcomed by a bright, open floor plan with a very comfortable feel and one of the larger floor plans in the building. The kitchen features newly paint cabinets that really brighten up the space, granite counters, stainless steel appliances with new dishwasher, a raised breakfast bar overlooking the dining and living room and convenient storage/laundry room off the kitchen. The living and dining rooms are a nice size and there are double French doors that lead you to a South facing balcony, where you will be able to relax and enjoy nice BBQs. Each bedroom is located completely apart from each other with the living room in the middle offering nice privacy. The primary bedroom features a walk-in closet and a 4 pc bath with soaker tub and separate shower. The second bedroom also features a walk-in closet and an adjacent 4 pc bath. Nested in the very desirable neighborhood of Tuxedo Park, this amazing condo is only minutes from the downtown core, one block west to Center Street for easy access to shops, restaurants and multiple bus routes. This amazing condo also comes with an underground heated titled parking stall and a heated assigned storage unit and is pet friendly.