

101, 131 20 Avenue NE
Calgary, Alberta

MLS # A2223470



\$309,000

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	928 sq.ft.	Age:	1967 (58 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.24 Acre		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 285
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

Discover comfort, privacy, and unbeatable convenience in this Well maintained 2-bedroom, 2-bathroom corner unit, ideally located in the heart of Tuxedo. This unit is in a 7-unit complex which is thoughtfully designed and this 926 sq ft home is just minutes from downtown and steps away from trendy restaurants, pubs, parks, schools, transit, and scenic bike paths. Inside, you'll find a spacious open layout featuring a white kitchen with a breakfast bar, a large dining area, and a welcoming living room with a cozy gas fireplace. The primary bedroom includes a 3-piece ensuite and a walk-in closet, while the second bedroom is served by a well-appointed 4-piece bathroom. Enjoy the comfort of radiant in-floor heating, in-suite laundry, and your own private patio overlooking the lawn — perfect for relaxing with morning coffee or evening wine. Additional perks include dedicated stall parking, secure storage lockers, and SUPER LOW CONDO FEES that cover heat, water, and sewer. This self-managed complex is exceptionally well-kept, with pride of ownership visible throughout. Whether you're a first-time buyer, working professional, or savvy investor, this home offers the ideal blend of value, comfort, and location. Book your private showing today and experience life in vibrant, central Tuxedo!