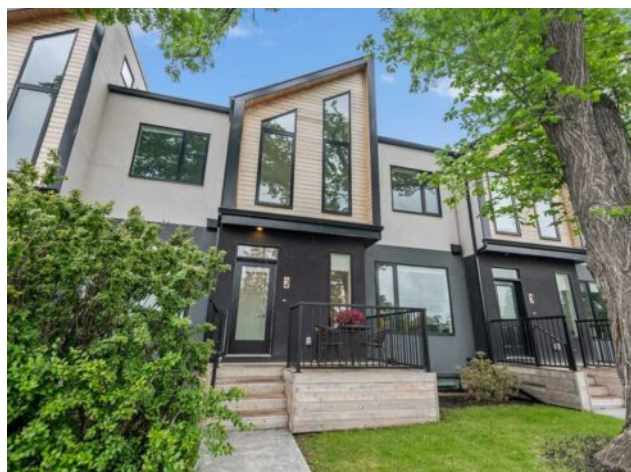


**2, 1523 20 Avenue NW
Calgary, Alberta**

MLS # A2233426



\$699,888

Division:	Capitol Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Single Garage Detached, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Separate/Exterior Entry, Finished, See Remarks	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows

Inclusions: refrigerator, dishwasher and convection cook plate in basement.

OPEN HOUSE SUNDAY, AUGUST 10 FROM 12 UNTIL 2 PM. This lovely 4-bedroom townhouse is perfectly situated across from a playground, Capitol Hill Community Centre and garden, offering convenience and great outdoor spaces at your doorstep. As you step inside, you will notice the smartly designed kitchen, featuring quartz counters, stainless steel appliances, and a full-size pantry. The living room features a gas fireplace. Wide plank vinyl flooring runs throughout the main level. The dining room offers good space for entertaining. Natural light floods the home through oversized windows, creating a bright and inviting atmosphere complete with views of the park. A skylight in the stairwell adds more natural light. The primary bedroom is a relaxing space with walk in closet and ensuite featuring quartz topped dual sinks and walk in shower. The walk in closet has custom built in drawers and shelving. There are two more spacious bedrooms, one with a dramatic vaulted ceiling. Both bedrooms face the park. For added convenience, there are full size front loading washer and dryer on this level. Have a home based business? There is a separate entrance that gives access to the basement. The fully finished basement features 1 bedroom, 4 piece bathroom, laundry and a family room with a large wet bar (with fridge and dishwasher). This unit has a detached, insulated single space within a communal garage. Steps to SAIT, the LRT, Trans Canada Highway, Crowchild Trail and the downtown core.