

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

**MLS # A2251123**



**\$679,000**

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

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

**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:** convection cook top

Built in 2019, this 4-bedroom, 4-bath townhouse in Capitol Hill offers over 1,450 square feet of modern living, some of the lowest condo fees in the area at just \$260 per month, and direct views of the community park and playground across the street. The main floor features an open layout filled with natural light from oversized windows and a skylight. Wide-plank flooring runs throughout, and the kitchen is finished with quartz counters, stainless steel appliances, and a full pantry. The dining space connects easily to the living room, where a gas fireplace creates a comfortable setting for everyday life and entertaining. Upstairs, the primary suite includes a custom walk-in closet and dual-sink ensuite. Two additional bedrooms, one with vaulted ceilings, overlook the park, offering green views and abundant light. Laundry on this level adds convenience. Beyond the bright main floor and spacious bedrooms, the lower level sets this home apart. With its own private entrance, a bedroom, bathroom, laundry, and a large family room with a wet bar that includes a fridge and dishwasher, it functions as a complete and private living space. Perfect for extended family, long-term guests, or a dedicated work-from-home setup, it offers flexibility that few townhouses in the area can match. An insulated detached garage, park-facing windows, and quick access to SAIT, the LRT, and downtown complete the package, making this townhouse a rare combination of comfort, versatility, and location.