

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

**MLS # A2251123**



**\$629,000**

<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>	\$ 290
<b>Basement:</b>	Finished, See Remarks, Separate/Exterior Entry	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	convection cook top		

**AMAZING VALUE IN CAPITOL HILL!** This is an incredible opportunity to own 4-bedroom, 4-bath townhouse in Capitol Hill offers over 2160 sq ft square feet of modern living space, and direct views of the community park and playground across the street. You will love the easy access to the park, community garden and playground. Confederation Park, with walking paths, is a 5 minute walk. The main floor features an open layout filled with natural light from oversized windows. 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. The front deck has direct site line to the park and provides a relaxing outdoor space. 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. This illegal suite has its own private entrance with bedroom, bathroom, laundry, and a large living area complete with a wet bar that includes a fridge, hot plate and dishwasher. It functions as a complete and private living space perfect for rental, extended family, long-term guests, or a dedicated work-from-home setup. It also functions as a four bedroom family home as you can have direct access from the main floor. It offers flexibility that few townhouses in the area can match at an unbeatable price! This amazing location is steps to great elementary schools and daycares, quick access to SAIT, U of C, UAArts, the LRT, and downtown. Complete the package, making this townhouse a rare combination of comfort, versatility, and

location.