

102, 110 20 Avenue NE
Calgary, Alberta

MLS # A2242724



\$243,000

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Garage Door Opener, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 649
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: None

Motivated Price 2 BR apartment "spacious" corner unit located in trendy Tuxedo Park location just off centre street. Tranquil North facing unit overlooking rear lane and mature trees, with concrete floor and new laminated floor (2023) and wrap around balcony (2023), railings and sidings. Bedrooms overlooking treed and secluded adjacent private yard. Bonus in-suite storage room with staked washer (2024) and new dryer (August 2025) (Note that only corner units like this unit in this building are approved in the By-law for laundry equipment) and one underground parking stall (#3). Spacious master bedroom with a cheater 4Pc ensuite accessible from the master bedroom. Condo fee includes heating, water, insurance, and maintenance. Recent upgraded to the building include new roof(2009) vinyl windows (2015), and boiler (2019). Enjoy City's life to the fullest, close to many restaurants, cafes, grocery stores, and public transit. Close proximity to Downtown, SAIT, U of C, trans-Canada highway, airport route. Perfect for buyers or investors. Best Price unit in neighborhood. Selling realtor related to sellers.