

305, 110 20 Avenue NE
Calgary, Alberta

MLS # A2326008



\$159,900

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	586 sq.ft.	Age:	1982 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 461
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage		

Inclusions: N/A

Welcome to Centre 20 in the popular inner-city community of Tuxedo Park. This top-floor, one-bedroom, one-bathroom condo is completely move-in ready and offers an incredible, affordable opportunity to own your own home for less than the cost of renting. As soon as you walk in, you will notice the vinyl flooring that runs throughout the entire unit, making the space feel clean, modern, and very easy to maintain. The functional open floorplan makes great use of the space, giving you a bright and inviting living area. The functional kitchen has plenty of cabinet and counter space with the breakfast bar peninsula. The entire condo is painted in neutral colours, making it easy to just move your furniture in and make it your own. Right off the living room, there is a generous balcony with plenty of room for a patio set and a barbecue. The bedroom is spacious and features a bay window that lets in tons of natural light. Next to the bedroom is a four-piece bathroom with plenty of extra vanity space, and an updated toilet. Plenty of storage in this unit with a pantry, foyer closet and walk-in storage area! This unit also comes with its own assigned parking stall, so you never have to worry about street parking. Plus, the building features a handy common laundry room located on the main floor. This is a fantastic property for a first-time buyer or an investor looking for a solid rental unit. You are just minutes away from downtown, public transit, local restaurants, coffee shops, and parks. Why rent when you can own this great top-floor condo in a wonderful location? Book your showing today!