

# \$715,000 - 2, 1523 20 Avenue Nw, Calgary

MLS® #A2233426

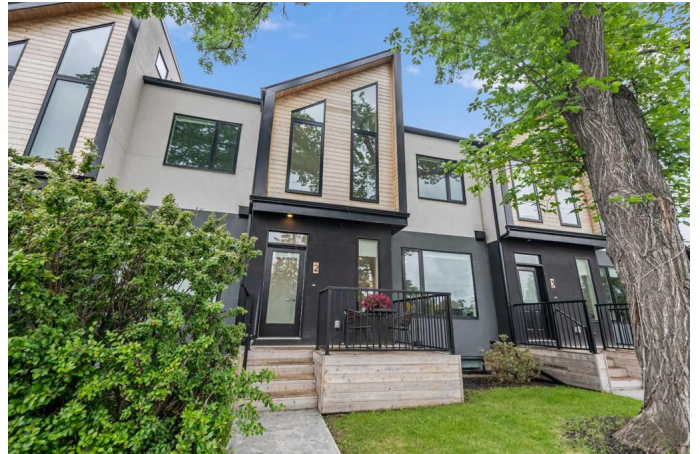
**\$715,000**

4 Bedroom, 4.00 Bathroom, 1,462 sqft

Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

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.



Built in 2019

## Essential Information

MLS® #	A2233426
Price	\$715,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,462
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	2, 1523 20 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1G7

## Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Single Garage Detached, Stall
# of Garages	1

## Interior

Interior Features	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, See Remarks

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 22nd, 2025
Days on Market	4
Zoning	M-CG

## Listing Details

Listing Office	Royal LePage Mission Real Estate
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