

# \$259,800 - 102, 110 20 Avenue Ne, Calgary

MLS® #A2242724

## \$259,800

2 Bedroom, 1.00 Bathroom, 790 sqft

Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

Spacious 2 BR apartment corner unit in trendy Tuxedo Park location just off centre street. Tranquil North facing unit overlooking rear lane and mature trees, concrete floor with 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 stacked washer (2024) and new dryer (August 2025) and one underground parking stall (#3). Spacious master bedroom with a cheater 4Pc ensuite/common bathroom.

Condo fee includes heating, water, insurance, and maintenance. Recent upgrades 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. Selling realtor related to sellers.

Built in 1982

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2242724  |
| Price          | \$259,800 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 790       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1982              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 102, 110 20 Avenue Ne |
| Subdivision | Tuxedo Park           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2E1P7                |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Secured Parking, Trash, Visitor Parking, Laundry, Snow Removal |
| Parking Spaces | 1                                                              |
| Parking        | Garage Door Opener, Assigned, Parkade                          |
| # of Garages   | 1                                                              |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home             |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas                                         |
| Cooling           | None                                                           |
| # of Stories      | 3                                                              |
| Basement          | None                                                           |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Lighting                   |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Composite Siding, Wood Frame |
| Foundation        | Poured Concrete                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 44              |
| Zoning         | SR              |

## Listing Details

Listing Office

Troy Real Estate Ltd



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.