

\$595,000 - 109, 1632 20 Avenue Nw, Calgary

MLS® #A2261482

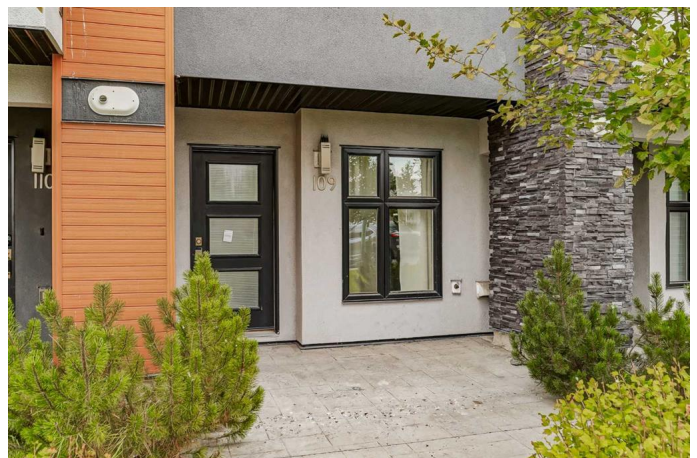
\$595,000

3 Bedroom, 3.00 Bathroom, 1,985 sqft

Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

OPEN HOUSE Saturday October 18th 2-4pm. Experience modern inner-city living at its finest in this beautifully designed 3-storey townhouse, perfectly situated in the desirable community of Capitol Hill. This contemporary home blends style, comfort, and practicality, offering a thoughtfully crafted layout ideal for today's urban lifestyle. Step inside and be greeted by soaring ceilings on every level, creating a bright and spacious feel throughout. The main floor features a welcoming living area that flows seamlessly into the open-concept kitchen, highlighted by quartz countertops, upgraded stainless steel appliances, and plenty of cabinet space—perfect for everyday living or entertaining guests. Just off the kitchen, enjoy your own private enclosed patio, a great spot to relax on summer evenings. A convenient powder room completes the main level. On the second floor, you'll find a generous family room and a luxurious primary suite with dual closets and a beautifully finished 4-piece ensuite featuring a fully tiled, ceiling-height walk-in shower. The third level offers two additional spacious bedrooms, a full 3-piece bath, and a dedicated laundry area for added convenience. One of the unique features of this home is the titled underground parking stall with private, direct access from your basement—providing both security and ease of entry, along with extra storage space. The property is fully fenced and professionally landscaped, adding to its curb appeal and



charm. Located minutes from the University of Calgary, Foothills Medical Centre, downtown, Confederation Park, and the Calgary Pathway System, this home offers unbeatable access to everything the inner city has to offer. Commuting is effortless with a bus stop just steps away and the LRT station only minutes from your door. Enjoy a vibrant lifestyle surrounded by restaurants, caf  s, shops, and amenities  all within a short drive. Whether you  re a professional, a young family, or an investor, this home delivers exceptional value in one of Calgary  s most connected and sought-after neighbourhoods. Don  t miss the opportunity to make this stunning townhouse your new home.

Built in 2018

Essential Information

MLS�� #	A2261482
Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,985
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	109, 1632 20 Avenue Nw
Community	Capitol Hill
Condo	Z-name Not Listed
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2M 1G8

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Underground
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Sep. HVAC Units
# of Stories	3
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Balcony, Courtyard, Private Entrance
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	7
Zoning	M-CG d72

Listing Details

Listing Office	eXp Realty
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