

# \$609,000 - 109, 1632 20 Avenue Nw, Calgary

MLS® #A2223055

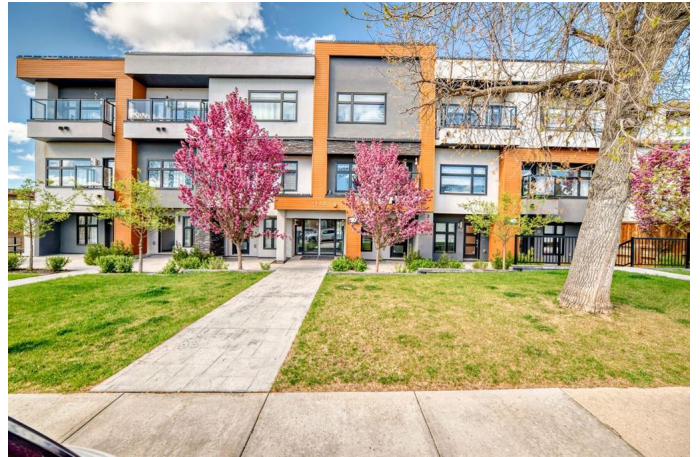
**\$609,000**

3 Bedroom, 3.00 Bathroom, 1,972 sqft

Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

Modern Inner-City Living in Capitol Hill –  
3-Storey Townhouse with Private Entry & Underground Parking. Welcome to this beautifully designed, modern 3-storey townhouse nestled in the highly sought-after inner-city community of Capitol Hill, Calgary. Thoughtfully crafted for comfort and convenience, this home offers a perfect blend of style, space, and premium features. Step inside to find high ceilings on every level, creating a bright, open, and airy atmosphere throughout. The main floor features a cozy living room that flows seamlessly into the open-concept kitchen, complete with quartz countertops, upgraded stainless steel appliances, and ample cabinet space – ideal for entertaining or everyday living. Just off the kitchen, you –™ll enjoy access to a private, enclosed patio – perfect for summer evenings. A convenient powder room completes this floor. Head upstairs to the second level, where you –™ll find a spacious family room and a luxurious primary suite, featuring dual closets and a stunning 4-piece ensuite with a fully tiled, walk-in shower that reaches to the ceiling. The third floor offers two generously sized bedrooms, both larger than the primary, along with a full 3-piece bathroom and a laundry room for added convenience. One of the standout features of this home is the titled underground parking stall with private direct access into your basement – providing enhanced security, privacy, and additional storage space. The property is also fenced



and beautifully landscaped, offering great curb appeal in a vibrant neighbourhood. Located just minutes from the best of Calgary's inner city, this home provides easy access to: University of Calgary, Foothills Medical Centre, Calgary City Centre , Banff Trail Park & Confederation Park. Calgary Pathway System & nearby Golf Course, Commuting is easy with a bus stop just 1 minute away and the LRT station only 4 minutes away. Plus, enjoy a wide variety of restaurants, caf  s, shops, and amenities all within a 5-minute drive. Whether you're a professional, a growing family, or an investor, this home offers incredible value in one of Calgary's most vibrant, connected communities. Don't miss your chance to own this exceptional townhome  book your private showing today!

Built in 2018

### Essential Information

MLS�� #	A2223055
Price	\$609,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,972
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	109, 1632 20 Avenue Nw
Subdivision	Capitol Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2M1G8

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Sep. HVAC Units
Basement	None

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 31st, 2025
Days on Market	8
Zoning	M-CG

### Listing Details

Listing Office	eXp Realty
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