# \$625,000 - 455 20 Avenue Ne, Calgary

MLS® #A2233230

# \$625,000

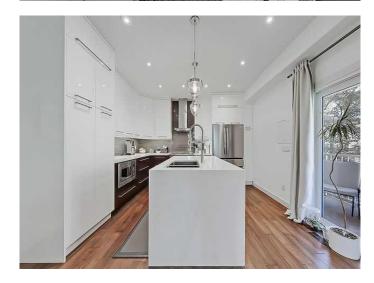
2 Bedroom, 2.00 Bathroom, 1,574 sqft Residential on 0.00 Acres

Winston Heights/Mountview, Calgary, Alberta

HERE'S YOUR OPPORTUNITY to own this beautiful town home in desirable established community of Winston Heights. Minutes from downtown, this END UNIT offers 1575 square feet of developed area, with perfect blend of bright modern comfort and community living. This town home located on quiet street, has had extensive upgrades, and offers a clean contemporary open plan. These thoughtfully completed upgrades include fully renovated kitchen c/w quartz counter tops by LEGACY, with new fridge (2024), new LG washer/ dryer, new windows, patio doors, and skylights replaced in 2023, new gas fireplace, & new oak hardwood through out 2nd and 3rd floors. Also added were new HI EFFICIENCY furnace, and new A/C UNIT ( CARRIER). Roof was replaced in 2015. You can refer to list in SUPPLEMENTS provided. Living room features cozy fireplace, dining room, all opening to private balcony to enjoy morning coffee, or evening cocktail. The spacious Primary bedroom on 3rd level, connects to a 5 piece bathroom with skylight, while additional bedroom, can be guest room or office/den. Additional conveniences include oversized attached garage with extra storage space & concrete driveway parking. Located close to shops, restaurants, schools and parks, as well as the WINSTON GOLF CLUB, makes this INNER-CITY living at it's best. Don't miss out!!!







### **Essential Information**

MLS® # A2233230 Price \$625,000

Bedrooms 2
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,574
Acres 0.00
Year Built 2001

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 455 20 Avenue Ne

Subdivision Winston Heights/Mountview

City Calgary
County Calgary
Province Alberta
Postal Code T2E 1R3

#### **Amenities**

Amenities None Parking Spaces 2

Parking Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces

Side, Insulated, Oversized, Single Garage Attached

# of Garages 1

## Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Quartz Counters,

Recessed Lighting, Skylight(s), Storage, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer,

Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator,

Washer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room

# of Stories 3

Basement None

## **Exterior**

Exterior Features Balcony, BBQ gas line, Playground, Private Entrance, Rain Gutters

Lot Description Back Lane, Corner Lot, Level, Low Maintenance Landscape,

Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 20th, 2025

Days on Market 6

Zoning M-C1

# **Listing Details**

Listing Office Royal LePage Benchmark

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