

# \$599,999 - 109, 1632 20 Avenue Nw, Calgary

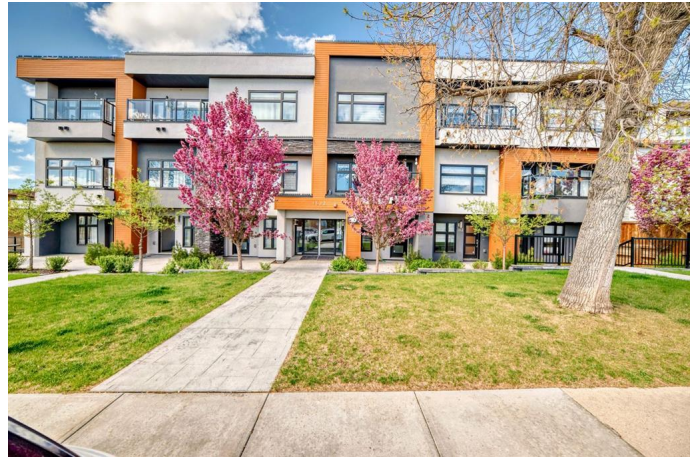
MLS® #A2223055

**\$599,999**

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	\$599,999
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	High Ceilings, Open Floorplan, Quartz Counters, Breakfast Bar
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Cooktop
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	80
Zoning	M-CG

### Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.