

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

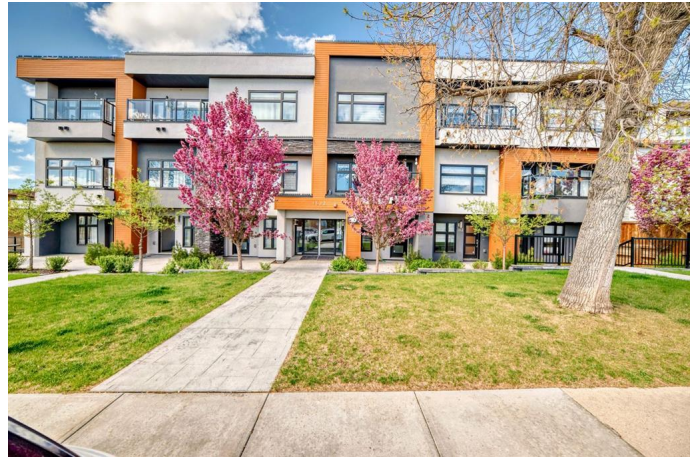
MLS® #A2223055

\$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 â€”
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 spaceâ€”ideal
for entertaining or everyday living. Just off the
kitchen, youâ€™ll enjoy access to a private,
enclosed patioâ€”perfect for summer
evenings. A convenient powder room
completes this floor. Head upstairs to the
second level, where youâ€™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 basementâ€”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	44
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.