

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

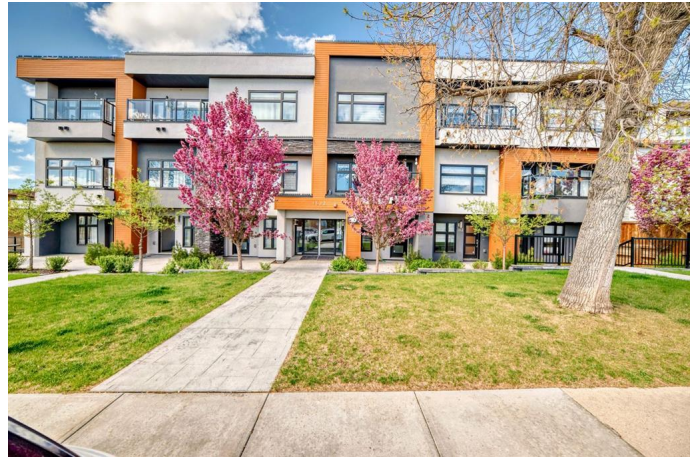
MLS® #A2223055

**\$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 | 55             |
| Zoning         | M-CG           |

### Listing Details

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

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