

103, 201 20 Avenue NE  
Calgary, Alberta

MLS # A2291773



**\$330,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 697
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** TV Wall Mounts, Wall Shelves

Welcome to this beautifully updated 2-bedroom, 2 full bathroom condo in the vibrant inner-city community of Tuxedo, offering the perfect blend of comfort, convenience, and urban lifestyle. Situated on the ground floor, this exceptional unit features a large private patio along with a private exterior entrance, creating a unique opportunity for easy access, entertaining, or simply enjoying your own outdoor retreat. Inside, the thoughtfully designed layout offers a bright and functional living space complemented by recently updated cabinetry and lighting that adds a modern touch to the kitchen. The open-concept design flows seamlessly into the living and dining areas, making the space both inviting and practical for everyday living. The primary bedroom includes a full ensuite bathroom, while the second bedroom and additional full bathroom provide flexibility for guests, a home office, or roommates. Additional conveniences include in-suite laundry, a separate storage unit and titled underground parking. Located in the desirable inner-city community of Tuxedo, you'll enjoy quick access to downtown, nearby restaurants, shopping, parks, and major transit routes, making this an ideal home for professionals, investors, or anyone seeking the convenience of inner-city living. This is a great opportunity to own a ground-floor condo with exceptional outdoor space in one of Calgary's most sought-after central neighborhoods.