

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

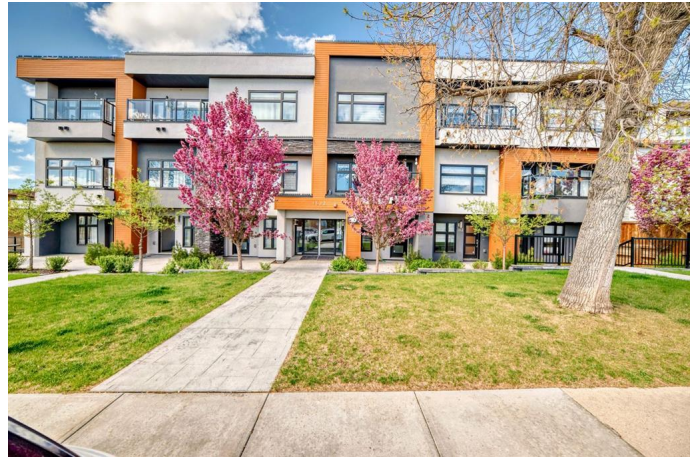
MLS® #A2223055

\$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 | 61 |
| Zoning | M-CG |

Listing Details

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

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