

\$595,000 - 109, 1632 20 Avenue Nw, Calgary

MLS® #A2261482

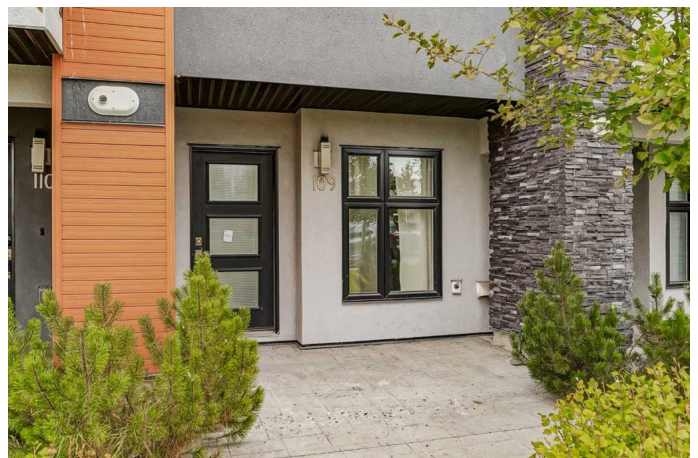
\$595,000

3 Bedroom, 3.00 Bathroom, 1,985 sqft

Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

OPEN HOUSE Saturday October 11th 2-4pm. Experience modern inner-city living at its finest in this beautifully designed 3-storey townhouse, perfectly situated in the desirable community of Capitol Hill. This contemporary home blends style, comfort, and practicality, offering a thoughtfully crafted layout ideal for today's urban lifestyle. Step inside and be greeted by soaring ceilings on every level, creating a bright and spacious feel throughout. The main floor features a welcoming living area that flows seamlessly into the open-concept kitchen, highlighted by quartz countertops, upgraded stainless steel appliances, and plenty of cabinet space—perfect for everyday living or entertaining guests. Just off the kitchen, enjoy your own private enclosed patio, a great spot to relax on summer evenings. A convenient powder room completes the main level. On the second floor, you'll find a generous family room and a luxurious primary suite with dual closets and a beautifully finished 4-piece ensuite featuring a fully tiled, ceiling-height walk-in shower. The third level offers two additional spacious bedrooms, a full 3-piece bath, and a dedicated laundry area for added convenience. One of the unique features of this home is the titled underground parking stall with private, direct access from your basement—providing both security and ease of entry, along with extra storage space. The property is fully fenced and professionally landscaped, adding to its curb appeal and



charm. Located minutes from the University of Calgary, Foothills Medical Centre, downtown, Confederation Park, and the Calgary Pathway System, this home offers unbeatable access to everything the inner city has to offer. Commuting is effortless with a bus stop just steps away and the LRT station only minutes from your door. Enjoy a vibrant lifestyle surrounded by restaurants, caf  s, shops, and amenities  all within a short drive. Whether you  re a professional, a young family, or an investor, this home delivers exceptional value in one of Calgary  s most connected and sought-after neighbourhoods. Don  t miss the opportunity to make this stunning townhouse your new home.

Built in 2018

Essential Information

MLS�� #	A2261482
Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,985
Acres	0.00
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	T2M 1G8
-------------	---------

Amenities

Amenities	Visitor Parking
-----------	-----------------

Parking Spaces	1
----------------	---

Parking	Underground
---------	-------------

# of Garages	1
--------------	---

Interior

Interior Features	See Remarks
-------------------	-------------

Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
------------	---

Heating	Forced Air, Natural Gas
---------	-------------------------

Cooling	Sep. HVAC Units
---------	-----------------

# of Stories	3
--------------	---

Has Basement	Yes
--------------	-----

Basement	Partial, Unfinished
----------	---------------------

Exterior

Exterior Features	Balcony, Courtyard, Private Entrance
-------------------	--------------------------------------

Lot Description	See Remarks
-----------------	-------------

Roof	Asphalt Shingle
------	-----------------

Construction	Stone, Stucco, Wood Frame
--------------	---------------------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	October 9th, 2025
-------------	-------------------

Days on Market	5
----------------	---

Zoning	M-CG d72
--------	----------

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.