

# \$399,900 - 208, 201 20 Avenue Ne, Calgary

MLS® #A2196016

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,004 sqft  
Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

Welcome to this fantastic newer 1004 sqft, 2 bed, 2 bath apartment unit in Tuxedo Park. This lovely unit boasts nine foot ceilings, high quality new laminate floors, granite countertops, stainless steel appliances, newly painted kitchen cabinets and newer wall paint throughout. As soon as you walk in, youâ€™re welcomed by a bright, open floor plan with a very comfortable feel and one of the larger floor plans in the building. The kitchen features newly paint cabinets that really brighten up the space, granite counters, stainless steel appliances with new dishwasher, a raised breakfast bar overlooking the dining and living room and convenient storage/laundry room off the kitchen. The living and dining rooms are a nice size and there are double French doors that lead you to a South facing balcony, where you will be able to relax and enjoy nice BBQs. Each bedroom is located completely apart from each other with the living room in the middle offering nice privacy. The primary bedroom features a walk-in closet and a 4 pc bath with soaker tub and separate shower. The second bedroom also features a walk-in closet and an adjacent 4 pc bath. Nested in the very desirable neighborhood of Tuxedo Park, this amazing condo is only minutes from the downtown core, one block west to Center Street for easy access to shops, restaurants and multiple bus routes. This amazing condo also comes with an underground heated titled parking stall and a heated assigned storage unit and is pet



friendly.

Built in 2012

### Essential Information

MLS® #	A2196016
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	208, 201 20 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1R1

### Amenities

Amenities	None
Parking Spaces	1
Parking	Underground, Parkade, Titled
# of Garages	1

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	3

Basement                None

## **Exterior**

Exterior Features    Balcony

Construction        Wood Frame, Stone, Stucco

## **Additional Information**

Date Listed           February 20th, 2025

Days on Market      55

Zoning                M-C1

## **Listing Details**

Listing Office        Evolve Realty

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