

# \$530,000 - 5, 1412 20 Avenue Nw, Calgary

MLS® #A2209292

**\$530,000**

3 Bedroom, 4.00 Bathroom, 1,310 sqft

Residential on 0.00 Acres

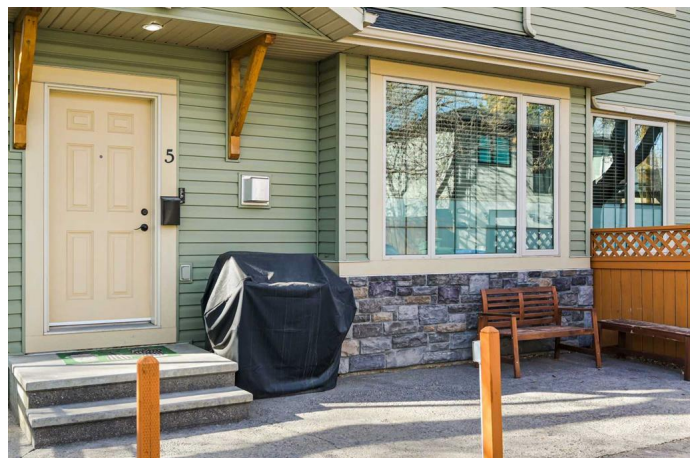
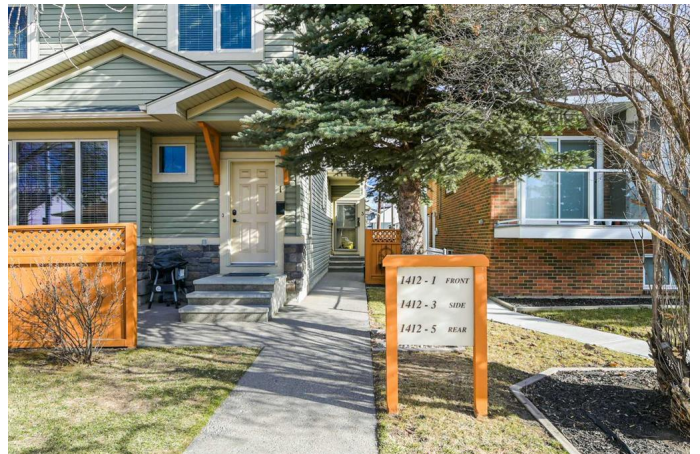
Capitol Hill, Calgary, Alberta

Welcome to this bright and beautiful back unit in a well-managed triplex, ideally located in the heart of Calgary's northwest! Just steps from SAIT, the University of Calgary, Alberta Children's Hospital, Foothills Hospital, McMahon Stadium, North Hill Mall, and the stunning Confederation Park – this location truly can't be beat.

Inside, you'll find a spacious 2+1 bedroom, 3.5 bathroom home that offers comfort, style, and functionality. Upstairs features two generously sized bedrooms, each with its own ensuite and walk-in closet – perfect for privacy and convenience. The main floor is warm and welcoming, with rich tones and a cozy fireplace that sets the mood. The stylish kitchen boasts beautiful countertops and backsplash, a corner pantry, and plenty of prep space – ideal for cooking and entertaining. The open-concept dining area is perfect for hosting friends or enjoying quiet family dinners. A convenient half-bath, inviting living room, and large storage closet complete this level.

Downstairs, the fully developed basement offers even more living space with a bright and spacious third bedroom, a 3-piece bathroom, and a comfortable family room – perfect for movie nights or guests.

Don't miss your chance to own this amazing unit in a prime location – it's the perfect blend of lifestyle, location, and value!



Built in 2008

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2209292      |
| Price          | \$530,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,310         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5, 1412 20 Avenue Nw |
| Subdivision | Capitol Hill         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2M1G5               |

## Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Track Lighting, Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings           |
| Heating           | Forced Air                                                                                             |
| Cooling           | None                                                                                                   |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance                |
| Lot Description   | Back Lane                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 22               |
| Zoning         | M-C1             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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.