

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

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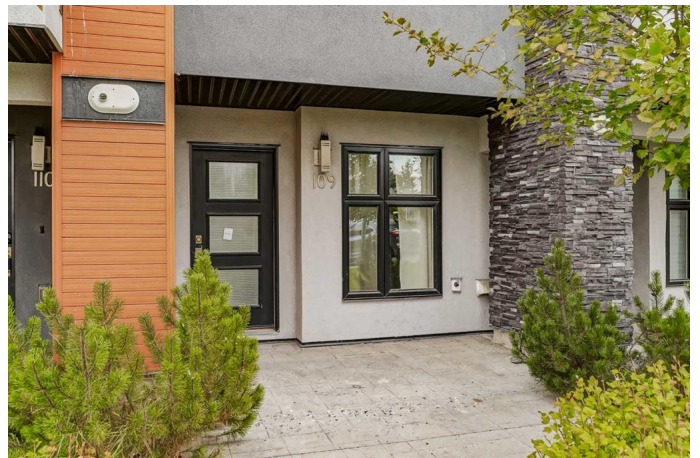
MLS® #A2261482

**\$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 |
|----------------|------------|

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