

# \$699,888 - 2, 1523 20 Avenue Nw, Calgary

MLS® #A2233426

**\$699,888**

4 Bedroom, 4.00 Bathroom, 1,462 sqft  
Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

This lovely 4-bedroom townhouse is perfectly situated across from a playground, Capitol Hill Community Centre and garden, offering convenience and great outdoor spaces at your doorstep. As you step inside, you will notice the smartly designed kitchen, featuring quartz counters, stainless steel appliances, and a full-size pantry. The living room features a gas fireplace. Wide plank vinyl flooring runs throughout the main level. The dining room offers good space for entertaining. Natural light floods the home through oversized windows, creating a bright and inviting atmosphere complete with views of the park. A skylight in the stairwell adds more natural light. The primary bedroom is a relaxing space with walk in closet and ensuite featuring quartz topped dual sinks and walk in shower. The walk in closet has custom built in drawers and shelving. There are two more spacious bedrooms, one with a dramatic vaulted ceiling. Both bedrooms face the park. For added convenience, there are full size front loading washer and dryer on this level. Have a home based business? There is a separate entrance that gives access to the basement. The fully finished basement features 1 bedroom, 4 piece bathroom, laundry and a family room with a large wet bar (with fridge and dishwasher). This unit has a detached, insulated single space within a communal garage. Steps to SAIT, the LRT, Trans Canada Highway, Crowchild Trail and the downtown core.



Built in 2019

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2233426      |
| Price          | \$699,888     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,462         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2, 1523 20 Avenue Nw |
| Subdivision | Capitol Hill         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2M 1G7              |

## Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Parking, Visitor Parking, Trash                   |
| Parking Spaces | 1                                                 |
| Parking        | Garage Door Opener, Stall, Single Garage Detached |
| # of Garages   | 1                                                 |

## Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Separate Entrance |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, See Remarks                                    |
| Heating           | Forced Air                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                  |

|                 |                                       |
|-----------------|---------------------------------------|
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas                                   |
| Has Basement    | Yes                                   |
| Basement        | Exterior Entry, Finished, See Remarks |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | BBQ gas line                     |
| Lot Description   | Back Lane, Few Trees, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Wood Frame, Cedar        |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 60              |
| Zoning         | M-CG            |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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.