

# \$259,000 - 109, 110 20 Avenue Ne, Calgary

MLS® #A2261771

**\$259,000**

2 Bedroom, 1.00 Bathroom, 809 sqft  
Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

**PRIME LOCATION!** This spacious 808 sq. ft. 2-bedroom corner unit is nestled in the heart of vibrant Tuxedo Park, just off Centre Street—putting restaurants, caf s, grocery stores, and public transit right at your doorstep. Upgraded with stylish painted cabinets and sleek vinyl plank flooring, this home offers both comfort and contemporary charm.

The U-shaped kitchen is designed for function with stainless steel appliances, ample cabinet space, and a versatile island for casual dining or extra prep. A bright and welcoming living room features large windows and access to a private north-facing balcony (balconies and railings updated in 2023), perfect for relaxing. The adjacent dining area (or home office) is highlighted by a charming circular accent window that adds character to the space.

Two generous bedrooms provide the perfect retreat, including a primary suite with plenty of room for your personal design touches and a convenient cheater 4-piece ensuite. Enjoy the benefits of in-suite laundry, a separate storage unit, and underground heated parking. Condo fees conveniently include heat and water, and the building also offers a shared laundry facility for added convenience.

Living here means easy access to Downtown, SAIT, U of C, major highways, and the airport. Whether you re a first-time buyer or an



investor seeking a prime location, this property is an opportunity you won't want to miss!

Built in 1982

### Essential Information

MLS® #	A2261771
Price	\$259,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	809
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	109, 110 20 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1P7

### Amenities

Amenities	Secured Parking, Visitor Parking, Laundry
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Underground
# of Garages	1

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

## Exterior

Exterior Features Balcony  
Construction Brick, Vinyl Siding, Wood Frame

## Additional Information

Date Listed October 3rd, 2025  
Days on Market 33  
Zoning M-C1

## Listing Details

Listing Office Century 21 Bravo Realty

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