

# **\$625,000 - 455 20 Avenue Ne, Calgary**

MLS® #A2233230

## **\$625,000**

2 Bedroom, 2.00 Bathroom, 1,574 sqft

Residential on 0.00 Acres

Winston Heights/Mountview, Calgary, Alberta

HERE'S YOUR OPPORTUNITY to own this beautiful town home in desirable established community of Winston Heights. Minutes from downtown, this END UNIT offers 1575 square feet of developed area, with perfect blend of bright modern comfort and community living. This town home located on quiet street, has had extensive upgrades, and offers a clean contemporary open plan. These thoughtfully completed upgrades include fully renovated kitchen c/w quartz counter tops by LEGACY, with new fridge ( 2024), new LG washer/dryer, new windows, patio doors, and skylights replaced in 2023, new gas fireplace, & new oak hardwood through out 2nd and 3rd floors. Also added were new HI EFFICIENCY furnace, and new A/C UNIT ( CARRIER). Roof was replaced in 2015. You can refer to list in SUPPLEMENTS provided. Living room features cozy fireplace, dining room, all opening to private balcony to enjoy morning coffee, or evening cocktail. The spacious Primary bedroom on 3rd level, connects to a 5 piece bathroom with skylight, while additional bedroom, can be guest room or office/den. Additional conveniences include oversized attached garage with extra storage space & concrete driveway parking. Located close to shops, restaurants, schools and parks, as well as the WINSTON GOLF CLUB, makes this INNER-CITY living at it's best. Don't miss out!!!

Built in 2001



## Essential Information

MLS® #	A2233230
Price	\$625,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,574
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	455 20 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1R3

## Amenities

Amenities	None
Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Side, Insulated, Oversized, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Playground, Private Entrance, Rain Gutters
Lot Description	Back Lane, Corner Lot, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	10
Zoning	M-C1

## Listing Details

Listing Office	Royal LePage Benchmark
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