

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

MLS® #A2261771

\$259,000

2 Bedroom, 1.00 Bathroom, 809 sqft

Residential on 0.00 Acres

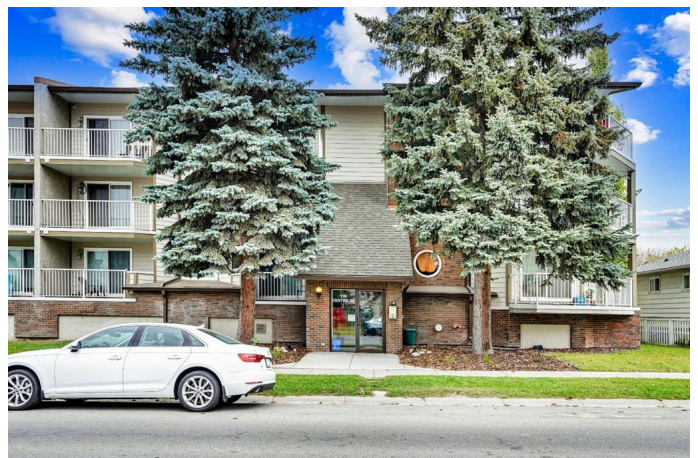
Tuxedo Park, Calgary, Alberta

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	28
Zoning	M-C1

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.