

# \$299,000 - 101, 131 20 Avenue Ne, Calgary

MLS® #A2223470

**\$299,000**

2 Bedroom, 2.00 Bathroom, 928 sqft

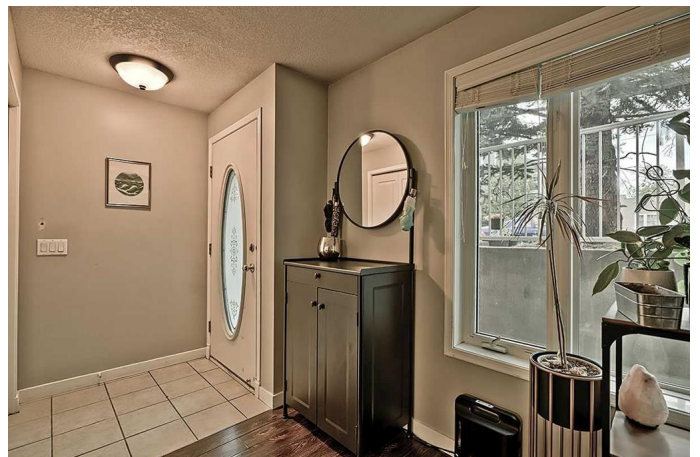
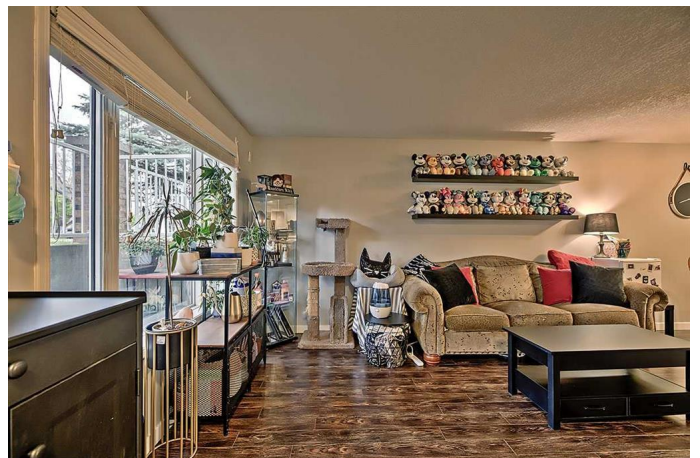
Residential on 0.24 Acres

Tuxedo Park, Calgary, Alberta

Discover comfort, privacy, and unbeatable convenience in this Well maintained 2-bedroom, 2-bathroom corner unit, ideally located in the heart of Tuxedo. This unit is in a 7-unit complex which is thoughtfully designed and this 926 sq ft home is just minutes from downtown and steps away from trendy restaurants, pubs, parks, schools, transit, and scenic bike paths. Inside, youâ€™ll find a spacious open layout featuring a white kitchen with a breakfast bar, a large dining area, and a welcoming living room with a cozy gas fireplace. The primary bedroom includes a 3-piece ensuite and a walk-in closet, while the second bedroom is served by a well-appointed 4-piece bathroom. Enjoy the comfort of radiant in-floor heating, in-suite laundry, and your own private patio overlooking the lawn â€” perfect for relaxing with morning coffee or evening wine. Additional perks include dedicated stall parking, secure storage lockers, and SUPER LOW CONDO FEES that cover heat, water, and sewer. This self-managed complex is exceptionally well-kept, with pride of ownership visible throughout. Whether youâ€™re a first-time buyer, working professional, or savvy investor, this home offers the ideal blend of value, comfort, and location. Book your private showing today and experience life in vibrant, central Tuxedo!

Built in 1967

## Essential Information



MLS® #	A2223470
Price	\$299,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	928
Acres	0.24
Year Built	1967
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	101, 131 20 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1P8

### Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Off Street, Stall

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Oven
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2
Basement	None

### Exterior

Exterior Features	Private Entrance
-------------------	------------------

Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	63
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.