

# \$264,800 - 102, 110 20 Avenue Ne, Calgary

MLS® #A2242724

## \$264,800

2 Bedroom, 1.00 Bathroom, 790 sqft

Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

Next Open House Saturday August 9, 2025 (12:00noon - 2:00pm). Spacious 2 BR apartment corner unit in trendy Tuxedo Park location just off centre street. Raised 1/F tranquil North facing unit overlooking rear lane with mature trees, concrete floor with new laminated floor (2023) and wrap around balcony (2023), railings and sidings. Bedrooms overlooking treed and secluded adjacent private yard. Bonus storage room with in-suite washing machine and one underground parking stall (#3). Spacious master bedroom with a cheater 4Pc ensuite/common bathroom. Condo fee includes heating, water, insurance, and maintenance. Recent upgrades to the building include new roof(2009) vinyl windows (2015), and boiler (2019). Enjoy City's life to the fullest, close to many restaurants, cafes, grocery stores, and public transit. Close proximity to Downtown, SAIT, U of C, trans-Canada highway, airport route. Perfect for buyers or investors. Selling realtor related to sellers.

Built in 1982

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2242724  |
| Price     | \$264,800 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 790               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 102, 110 20 Avenue Ne |
| Subdivision | Tuxedo Park           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2E1P7                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Snow Removal, Trash, Visitor Parking, Laundry, Secured Parking |
| Parking Spaces | 1  |
| Parking        | Garage Door Opener, Assigned, Parkade                          |
| # of Garages   | 1  |

### Interior

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

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Lighting, Balcony                   |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Composite Siding, Wood Frame |
| Foundation        | Poured Concrete                     |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 25th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 12 |
| Zoning         | SR |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Troy Real Estate Ltd |
|----------------|----------------------|



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.