

# \$679,000 - 2, 1523 20 Avenue Nw, Calgary

MLS® #A2251123

## \$679,000

4 Bedroom, 4.00 Bathroom, 1,462 sqft

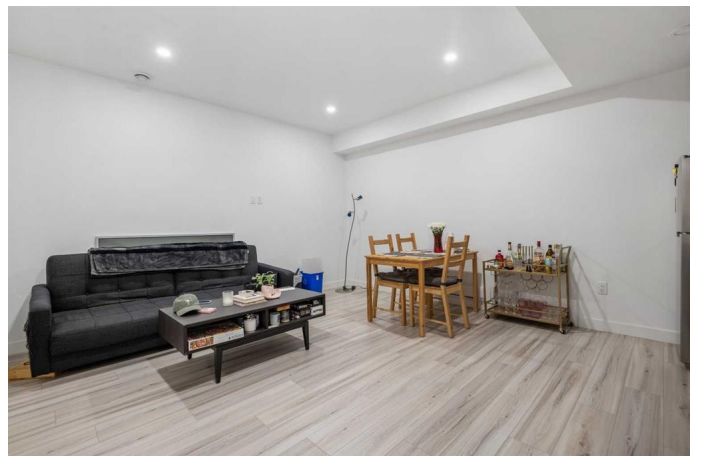
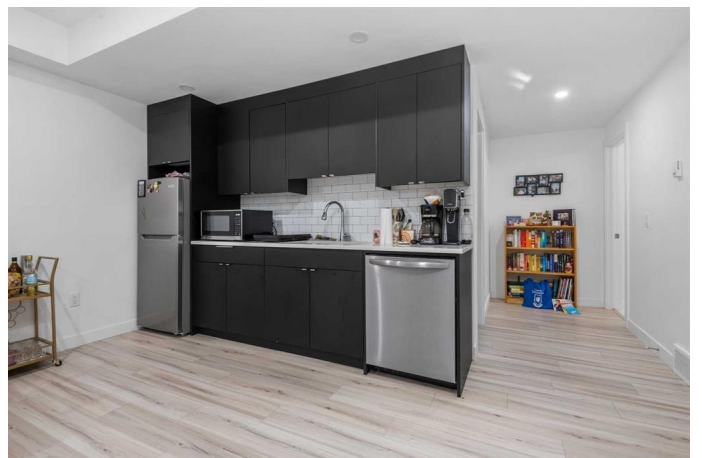
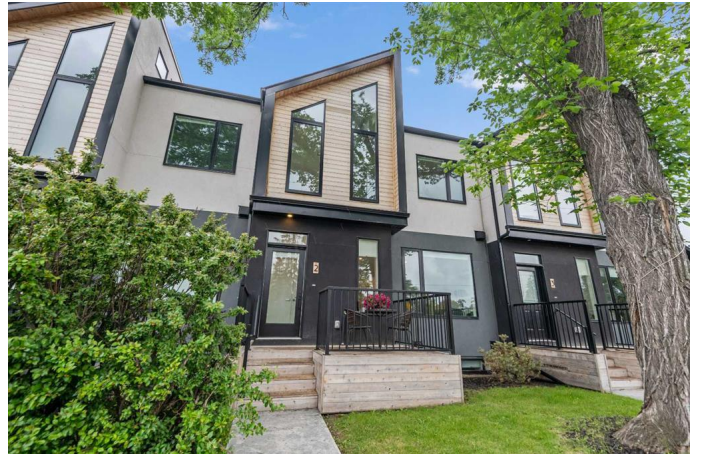
Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

This 4-bedroom, 4-bath townhouse in Capitol Hill offers over 1,450 square feet of modern living, some of the lowest condo fees in the area at just \$260 per month, and direct views of the community park and playground across the street. You will love the easy access to the park, community garden and playground. Confederation Park, with walking paths, is a 5 minute walk.

The main floor features an open layout filled with natural light from oversized windows. Wide-plank flooring runs throughout, and the kitchen is finished with quartz counters, stainless steel appliances, and a full pantry. The dining space connects easily to the living room, where a gas fireplace creates a comfortable setting for everyday life and entertaining. The front deck has direct site line to the park and provides a relaxing outdoor space. The primary suite includes a custom walk-in closet and dual-sink ensuite. Two additional bedrooms, one with vaulted ceilings, overlook the park, offering green views and abundant light. Laundry on this level adds convenience.

Beyond the bright main floor and spacious bedrooms, the lower level sets this home apart. This illegal suite has its own private entrance with bedroom, bathroom, laundry, and a large living area complete with a wet bar that includes a fridge, hot plate and dishwasher. It functions as a complete and private living space perfect for rental, extended



family, long-term guests, or a dedicated work-from-home setup. it offers flexibility that few townhouses in the area can match.

This amazing location is steps to great elementary schools and daycares, quick access to SAIT, U of C, UAArts, the LRT, and downtown. complete the package, making this townhouse a rare combination of comfort, versatility, and location.

Built in 2019

**Essential Information**

MLS® #	A2251123
Price	\$679,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,462
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	2, 1523 20 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1G7

**Amenities**

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	1

Parking	Garage Door Opener, Single Garage Detached, Stall
# of Garages	1

## Interior

Interior Features	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, See Remarks

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Landscaped, Few Trees
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 26th, 2025
Days on Market	28
Zoning	M-CG

## Listing Details

Listing Office	Royal LePage Mission Real Estate
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