

# \$309,000 - 101, 131 20 Avenue Ne, Calgary

MLS® #A2223470

**\$309,000**

2 Bedroom, 2.00 Bathroom, 928 sqft

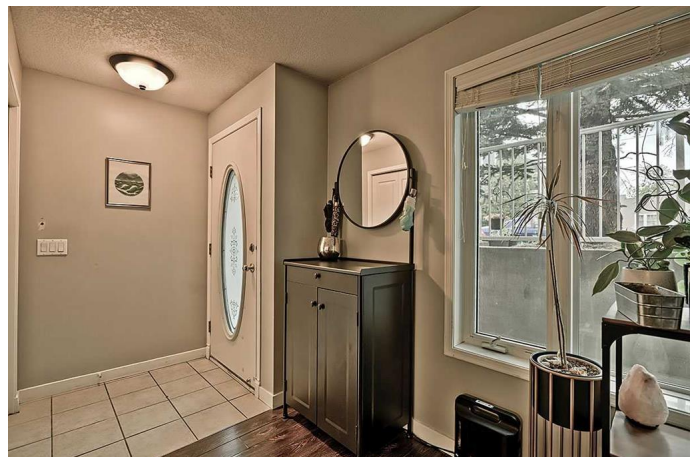
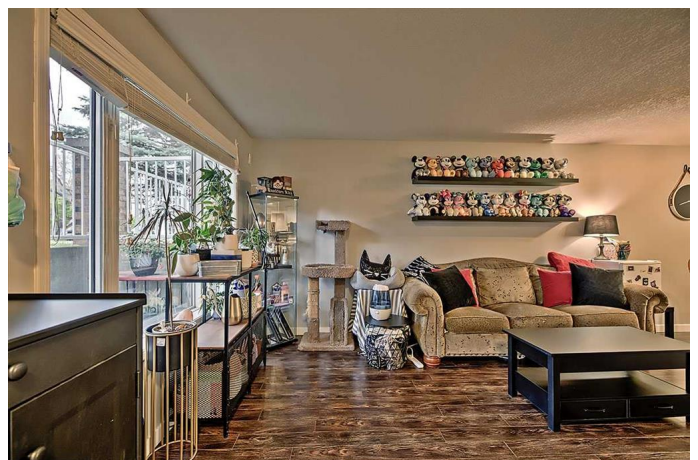
Residential on 0.24 Acres

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          | \$309,000         |
| 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        | Off Street, Stall, Assigned |

### 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 | 26             |
| Zoning         | M-C1           |

**Listing Details**

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

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