

**307, 110 20 Avenue NE  
Calgary, Alberta****MLS # A2267664****\$234,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	597 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Covered, Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 459
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Experience stylish inner-city living in this bright and spacious top-floor condo, ideally located in the sought-after community of Tuxedo Park. This well-designed one-bedroom home features an open-concept layout that connects the kitchen, dining, and living areas, extending onto a private balcony on the quiet side of the building. The generous bedroom with a charming bay window fills the space with natural light, while a four-piece bathroom, in-suite storage, and secure underground parking add everyday convenience. Just minutes from downtown and close to transit, shopping, caf&eacute;s, and restaurants, this elegant and affordable home offers exceptional comfort, location, and value. Book your private showing today and discover the best of inner-city living!