

# \$575,000 - 455 20 Avenue Ne, Calgary

MLS® #A2240633

**\$575,000**

2 Bedroom, 2.00 Bathroom, 1,574 sqft

Residential on 0.00 Acres

Winston Heights/Mountview, Calgary, Alberta

HERE'S YOUR OPPORTUNITY to own this beautiful town home in desirable established community of Winston Heights. Minutes from downtown, this END UNIT offers 1575 square feet of developed area, with perfect blend of bright modern comfort and community living. This town home located on quiet street, has had extensive upgrades, and offers a clean contemporary open plan. These thoughtfully completed upgrades include fully renovated kitchen c/w quartz counter tops by LEGACY, with new fridge (2024), new LG washer/dryer, new windows, patio doors, and skylights replaced in 2023, new gas fireplace, & new oak hardwood through out 2nd and 3rd floors. High efficiency furnace and new AC unit. Also added were new HI EFFICIENCY furnace, and new A/C UNIT (both from CARRIER). Roof was replaced in 2015. You can refer to list in SUPPLEMENTS provided. All together approximately 100K of improvements. This home is MOVE IN READY. Requires no work to be done. Living room features cozy fireplace, dining room, all opening to private balcony to enjoy morning coffee, or evening cocktail. The spacious Primary bedroom on 3rd level, connects to a 5 piece bathroom with skylight, while additional bedroom, can be guest room or office/den. Additional conveniences include oversized attached garage with extra storage space & concrete driveway parking. Located close to shops, restaurants, schools and parks, as well as the WINSTON GOLF CLUB, makes this



INNER-CITY living at it's best. This is a "MUST SEE" home to appreciate the exceptional value!! Don't miss out!!!

Built in 2001

### **Essential Information**

MLS® #	A2240633
Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,574
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	455 20 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1R3

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Insulated, Oversized, Single Garage Attached, Garage Faces Side
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters,
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	Recessed Lighting, Skylight(s), Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Playground, Private Entrance, Rain Gutters
Lot Description	Back Lane, Corner Lot, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	13
Zoning	M-C1

## Listing Details

Listing Office	Royal LePage Benchmark
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