

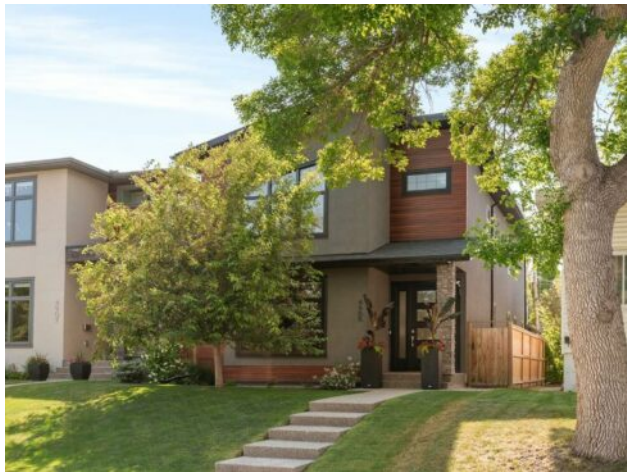


**GRASSROOTS**  
REALTY GROUP

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**4905 20A Street SW**  
**Calgary, Alberta**

**MLS # A2227011**



**\$1,649,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,402 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Wet Bar		
<b>Inclusions:</b>	N/A		

AMAZING VALUE! Property is pristine, MUST SEE! Welcome to 4905 20A Street SW — a rare opportunity to own an impeccably upgraded home on an oversized infill lot in the heart of Altadore. One of Calgary's most sought-after inner-city communities. Over 3,500sf of developed space. Situated on a quiet street and boasting a sun-drenched west-facing backyard, this pristine, turn-key residence offers the perfect blend of timeless craftsmanship, contemporary design, and thoughtful function. From the moment you arrive, you're greeted with stunning curb appeal and a sense of understated elegance. Inside, soaring 10-foot ceilings, gleaming hardwood floors throughout the main and upper levels, and a designer-paneled accent wall in the formal dining room set a tone of modern sophistication. The open-concept layout seamlessly blends everyday living with upscale entertaining. At the heart of the home is a chef-inspired kitchen, complete with premium stainless steel appliances, full-height custom cabinetry, sleek quartz countertops, and an oversized island perfect for hosting. The adjacent Great Room invites comfort and style, with custom built-ins framing a cozy gas fireplace and large windows that capture the warmth of the afternoon sun. The custom-designed mudroom offers practical everyday convenience with direct access to the rear deck and backyard. Upstairs 2 generous secondary bedrooms are complemented by thoughtful storage and a beautifully appointed laundry room. The true showstopper, however, is the primary retreat—a tranquil space featuring a luxurious ensuite with double vanities, soaker tub, and glass shower, plus an expansive walk-in closet outfitted with premium built-ins that leave nothing to be desired. The professionally renovated lower level is equally impressive, 9ft ceilings boasting a full wet bar with custom millwork, a large rec/media

lounge, a home gym, ample storage, and a stylish 4-piece bath. Every inch of this home has been meticulously maintained and upgraded, including a new roof, new boiler system, new designer lighting, new hardware, custom window coverings and recent upper level and basement renovations that elevate the home's overall style and comfort. Step outside to the ultimate west-facing backyard—low maintenance, private, and perfect for summer gatherings. The double detached garage is fully insulated and heated with sleek epoxy floors, ideal for both storage and year-round use. This is truly luxury living made effortless—a beautifully designed home that is 100% move-in ready. Whether you're entertaining, working from home, or raising a family, this property offers the lifestyle and location to match. Don't miss your chance to own one of Altadore's most polished and perfectly appointed properties!