



GRASSROOTS
REALTY GROUP

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1813 20 Avenue NW
Calgary, Alberta

MLS # A2260926



\$810,000

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,925 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	In Floor, In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Blinds, Pool table (negotiable)		

PRICE IMPROVEMENT! Welcome to this stunning custom-built home, nestled in the highly desirable and mature community of Capitol Hill. This Modern French Country design blends elegance with timeless finishes, offering the perfect mix of style and comfort. With a sunny SOUTH backyard, this home is bathed in natural light to enjoy throughout the day. Inside, you'll find exotic HARDWOOD flooring, premium Alaska white granite countertops, rich custom cabinetry, tiled backsplash, and modern fit and fixtures all thoughtfully designed. The home is also wired for sound with built in speakers for your entertainment. The floor plan is both functional and inviting, featuring a warm and welcoming foyer, MAIN FLOOR DEN with double doors for privacy, and an OPEN CONCEPT kitchen, dining, and living room centered around a cozy GAS FIREPLACE and lots of windows. The kitchen has a vast amount of rich wood cabinetry, a one of a kind island with corbel decorative ends, convenient pantry, GAS STOVE —ideal for gatherings and everyday living. Upstairs, a bright loft with SKYLIGHT welcomes you to 3 generous bedrooms. The primary is truly a retreat, large enough for a sitting area, and complete with a spa-inspired ensuite featuring dual vanities, make up desk with granite counters, a marble backsplash, HEATED TILE FLOORS, a soaker tub, a tiled shower, and a walk-in closet. Brand NEW CARPET was just installed upstairs. The FULLY FINISHED lower level offers even more space with a huge family room, WET BAR, fourth bedroom currently used as a home gym, full bathroom, and in-floor heat rough-in for added comfort. Outside, the property has mature trees, large Southern backyard space to enjoy with a double detached garage completing the package. Neighbors on either side have already been developed to semi-detached so likely no worries

about pesky construction and or re-development. This home combines modern design, luxury finishes, and a prime location—just minutes to many trendy locales, schools, parks, shopping, transit and easy access to downtown. A true gem in Capitol Hill!