



GRASSROOTS
REALTY GROUP

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703 20 Avenue NW
Calgary, Alberta

MLS # A2263007



\$679,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,647 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows

Inclusions: N/A

OPEN HOUSE SUNDAY OCTOBER 12 FROM 1 TO 3 PM. Located in the highly desirable inner-city community of Mount Pleasant, this fully developed 4-bedroom, 4-bathroom two-storey home truly checks all the boxes. You're immediately welcomed by large windows that fill the space with natural light, creating a warm and inviting atmosphere. The fully renovated kitchen offers a fresh, modern space to cook and gather, featuring granite countertops, light cabinetry, stainless steel appliances, island, and a stylish backsplash. The main floor showcases gleaming hardwood floors, wood burning fireplace, and a spacious living room with direct access to the sunny south-facing backyard—perfect for entertaining or relaxing. New fencing creates a sense of privacy, transforming the yard into a peaceful retreat. A renovated powder room completes this level. Upstairs, the generous primary bedroom includes its own private balcony and a 3-piece ensuite, while the main bathroom has been beautifully updated with a clean, contemporary design. Two additional spacious bedrooms complete this level. The fully developed lower level features a large bedroom (window not to current egress code), a 4-piece bathroom, and a flex space—ideal for a media room, recreation area, or hobby space. There's also plenty of additional storage. Notable upgrades providing peace of mind include new shingles on the garage, blown-in insulation, most windows replaced, and a newer furnace and hot water tank (2014). Ideally located near King George School, this home offers easy access to transit, downtown, and all amenities. With its prime location, thoughtful updates, and sunny south exposure, this is a fantastic opportunity to own a move-in-ready home in one of Calgary's most desirable inner-city neighbourhoods."

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