



1721 20 Avenue NW  
Calgary, Alberta

MLS # A2280234



**\$799,500**

|           |                                 |        |                   |
|-----------|---------------------------------|--------|-------------------|
| Division: | Capitol Hill                    |        |                   |
| Type:     | Residential/Duplex              |        |                   |
| Style:    | 2 Storey, Attached-Side by Side |        |                   |
| Size:     | 1,835 sq.ft.                    | Age:   | 2013 (13 yrs old) |
| Beds:     | 4                               | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Detached          |        |                   |
| Lot Size: | 0.07 Acre                       |        |                   |
| Lot Feat: | Landscaped, Rectangular Lot     |        |                   |

|             |  |            |      |
|-------------|--|------------|------|
| Heating:    | Forced Air   | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood   | Sewer:     | -    |
| Roof:       | Asphalt Shingle  | Condo Fee: | -    |
| Basement:   | Full   | LLD:       | -    |
| Exterior:   | Stone, Stucco, Wood Frame  | Zoning:    | H-GO |
| Foundation: | Poured Concrete  | Utilities: | -    |
| Features:   | Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar |            |      |
| Inclusions: | 2 TV Wall Mounts   |            |      |

his stunning home offers a very bright & open floor plan, thoughtfully designed for both everyday living & entertaining. The inviting living room features a cozy fireplace & a large window that fills the space with an abundance of natural light. The island kitchen is a true showpiece, showcasing granite countertops, soft-close cabinetry, corner pantry & upper & under LED lighting. High-end stainless steel appliances, including the washer & dryer, complete the space with both style & functionality. The spacious primary suite is a private retreat, featuring a custom walk-in closet with built-in organizers & a luxurious ensuite with a jetted jacuzzi tub & a beautifully tiled rain shower. Two additional well-sized bedrooms & convenient upper-level laundry complete the second floor. The fully developed basement extends the living space with an additional bedroom boasting a large walk-in closet, a full bathroom, & an impressive theatre room with a wet bar—perfect for movie nights or hosting guests. Outside, the south-facing backyard is ideal for enjoying the sun, offering a large deck & an exposed aggregate concrete patio. Additional highlights include air conditioning & a drywalled, heated double detached garage. All this with easy access to downtown & all amenities - SAIT, University of Calgary, shopping, coffee shops, restaurants, public transportation & so much more! You'll love living here!!!