



GRASSROOTS
REALTY GROUP

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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

This 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!!!