



555 20 Street NW
Calgary, Alberta

MLS # A2292750



\$769,000

Division:	West Hillhurst		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,401 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		
Inclusions:	N/A		

Clean lines, thoughtful updates, and a layout that truly delivers, this well-maintained inner-city home in sought-after West Hillhurst offers a refined take on everyday living across all three levels. Recent enhancements include fresh designer paint, updated lighting, and a new custom-built entertainment unit, while the timeless hardwood flooring adds warmth and character to the space. Step inside to a bright, welcoming foyer that opens into a spacious living room. The proportions are ideal, open, comfortable, and effortlessly functional for both entertaining and everyday life. The newly added custom-built entertainment unit serves as a striking focal point, offering both style and practical storage, while large windows invite in natural light to create an inviting, airy atmosphere. At the rear of the home, the kitchen is thoughtfully designed for both function and flow. A generous island provides ample prep space, storage, and seating, perfect as a central gathering place. Clean-lined cabinetry and a practical layout keep everything within easy reach, while seamless access to the private backyard makes indoor-outdoor living feel natural, whether you're enjoying summer evenings outside or a quiet morning coffee. Upstairs, the primary suite feels elevated and serene, featuring vaulted ceilings that enhance the sense of space and light. A walk-in closet offers excellent storage, while the ensuite includes a double vanity and a spacious tiled shower with bench seating. A second bedroom and full bathroom complete the level, along with the added convenience of second-floor laundry, making everyday living that much easier. The fully developed basement adds another layer of versatility, featuring a spacious rec room with a stylish wet bar, perfect for entertaining or unwinding, along with an additional bedroom and full bathroom. Whether hosting guests, working from home, or creating a separate

retreat, this level offers flexible, functional living. Mechanical is efficiently tucked away to maximize usable space. Additional highlights include AIR CONDITIONING, a PRIVATE BACKYARD, and a SINGLE DETACHED GARAGE, ensuring comfort and convenience throughout the year. Located in the highly desirable community of West Hillhurst, this home offers exceptional walkability. You're just minutes from the shops, restaurants, and cafés of Kensington, along with all the amenities and local shopping along 19 Street. Enjoy easy access to parks, river pathways, transit, and downtown, making it effortless to embrace a connected, inner-city lifestyle. A smart layout, thoughtful updates, and an unbeatable location—this is inner-city living at its best.