



2109 20 Avenue SW
Calgary, Alberta

MLS # A2300062



\$999,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,150 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Gara		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Low Maintenance Landscape, No Back Lan		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound		
Inclusions:	Air conditioner		

Best value modern infill in Richmond/South Calgary -over 2100 sq ft for \$999,900. This is a rare opportunity to own a spacious, modern inner-city infill at an exceptional price point. Well-designed living space with 4 bedrooms, 4 bathrooms, functional layout and the finish buyers expect. The open-concept main floor features a bright and inviting layout with a contemporary kitchen, ample cabinetry, and a large island that flows seamlessly into the dining and living room areas-perfect for everyday living and entertaining. Upstairs, the generous primary suite includes a walk-in closet and a well-appointed ensuite, while additional bedrooms provide flexibility for families or home office needs. The fully developed basement adds even more usable space with an additional bedroom, bathroom and/or recreational area. Roof top deck provides a private retreat to catch gorgeous sunrises and sunsets. Located in the highly sought-after inner-city community, you'll enjoy quick access to downtown, Marda Loop, schools, parks, and amenities. This home represents an outstanding opportunity for buyers seeking inner-city living, modern construction, and exceptional square footage