



4641 20 Street SW
Calgary, Alberta

MLS # A2301496



\$695,000

Division:	Garrison Woods		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	986 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features		

Inclusions: N/A

OPEN HOUSE - SATURDAY and SUNDAY 1 -4 pm! What an exceptional opportunity! Homes like this in one of Calgary's most desirable communities rarely come to market at this price point. Ideally located in Garrison Woods and walking distance to the trendy shops and restaurants of Marda Loop, this beautifully updated detached home has been thoughtfully redesigned and is perfectly suited for first-time buyers, small families, or downsizers seeking an urban lifestyle without the constraints or fees of condo or duplex living. The main floor offers an open-concept layout filled with natural light, creating a bright and inviting space ideal for everyday living, entertaining, and relaxing. Set on a large, private lot, the home has seen numerous recent upgrades, including a refreshed kitchen, a modernized living area with custom built-ins, brand-new carpeting, and a new roof and new siding completed in 2023. Upstairs, you'll find two spacious bedrooms along with additional attic storage. The fully developed lower level features a generous, well-lit bonus room, a large bedroom, and a full bathroom—perfect for guests or to use as a primary suite! The west-facing backyard on this wide 42-foot lot is a true highlight, featuring a full-width, sun-drenched deck (complete with a BBQ gas line) that spans the entire back of the home and overlooks a private, landscaped yard complete with fruit trees, perennials, and blooming lilacs. The well-maintained double detached garage is insulated and heated - ideal for a workshop, hobby space, and additional storage. This is a fantastic location in a friendly neighbourhood and is walking distance to multiple grocery stores, the river pathways, Sandy Beach park, numerous excellent schools, and local favourite restaurants like the Garrison Pub, DOPO, My Favourite Ice Cream Shop, Annabelle's Kitchen, and more. This

is a home that truly needs to be experienced in-person. Contact Graham today to schedule your private showing, or connect with your preferred Realtor.