



**4940 20 Avenue NW
Calgary, Alberta**

MLS # A2302199

\$949,900



Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,973 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.74 Acre		
Lot Feat:	See Remarks		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Built-in Ceiling Speakers, Nest Thermostat, Door Keypads, Doorbell/Camera, Tool Peg Board in Garage, White Shelves in Garage.

Refined luxury meets turn-key convenience in one of Calgary's oldest inner-city communities. Built in 2021 and enhanced with approximately \$50,000 in thoughtful upgrades, this home removes the typical new-build to-do list – delivering premium up/down window coverings, a wooden deck with privacy walls, landscaping with garden boxes, central A/C, built-in ceiling speakers on all 3 floors, and upgraded kitchen and laundry appliances – saving you time and significant expense. The heart of the home features a stunning 16' quartz-topped kitchen island, an upgraded appliance package, abundant cabinetry, and a stylish bar with wine fridge - ideal for everyday living and effortless entertaining. The living room centers around a sleek gas fireplace with custom built-ins, 12' ceilings, and large sliding doors that flood the space with natural light. Everyday function is equally considered with a mudroom separated by a barn door to keep life organized and clutter-free. Upstairs, two generous secondary bedrooms share a 4-piece bath, while a spacious laundry room with sink adds welcome convenience. The primary suite is a true retreat – elevated by a few steps to define the space – featuring a walk-in closet with custom storage and a spa-inspired ensuite with a freestanding soaker tub, heated floors, dual vanity, separate water closet, and a triple-head shower system in a stunning oversized glass shower with bench. The fully finished basement extends your living space with 9' ceilings, oversized south-facing windows, a versatile entertainment area with a wet bar, a guest bedroom with walk-in closet, and a full 4-piece bath – bringing the home to nearly 3,000 sq. ft. of refined living for you and your family to enjoy. Situated just blocks from the Bow River, Shouldice Park, Bowmont Park, Montalban Park (off-leash),

Montgomery's main street, a newly renovated Safeway, and Market Mall, you're only 15 minutes from downtown with quick access to the mountains. From top to bottom, pride of ownership is evident, delivering an inner-city home with the upgrades you want and nothing left to do but move in and enjoy.