



GRASSROOTS
REALTY GROUP

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5030 20 Avenue NW
Calgary, Alberta

MLS # A2194085



\$999,900

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,939 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)

Inclusions: None

**** OPEN HOUSE: Saturday, Apr. 26th 12-2pm and Sunday, Apr. 27th 1-3pm **** Welcome to 5030 20 Ave, a stunning newly built duplex that exemplifies modern living at its best. Upon entrance, you're greeted by a bright dining room that flows seamlessly into the open-concept gourmet kitchen, creating a perfect space for both everyday living and entertaining. The spacious kitchen features sleek quartz countertops, a massive island, ceiling-height cabinetry, high-end appliances, a built-in coffee bar, and a wine rack. The open floor plan then leads into the inviting living room, complete with a gas fireplace and custom built-ins, offering both style and functionality with plenty of natural light. A stylish powder room and convenient mudroom complete the main floor. Upstairs, the luxurious primary suite serves as a private retreat, featuring a walk-in closet and a spa-like ensuite with a dual vanity, walk-in shower, and soaker tub. Two additional spacious bedrooms, a bonus area ideal for a home office or playroom, a full bathroom, and an upstairs laundry room round out the upper level. The fully finished legal basement suite provides a private living area with its own full kitchen, living room with built-ins, two bedrooms, a full bathroom, and a laundry area—perfect for rental income or multi-generational living. Outside, a double detached garage offers ample storage space. Situated in a highly desirable neighborhood, this home is close to shops, parks, schools, and public transit, offering the perfect blend of suburban tranquility and urban convenience. Don't miss out on this modern, stylish home—schedule your showing today!