

\$899,900 - 403 20 Avenue Nw, Calgary

MLS® #A2239529

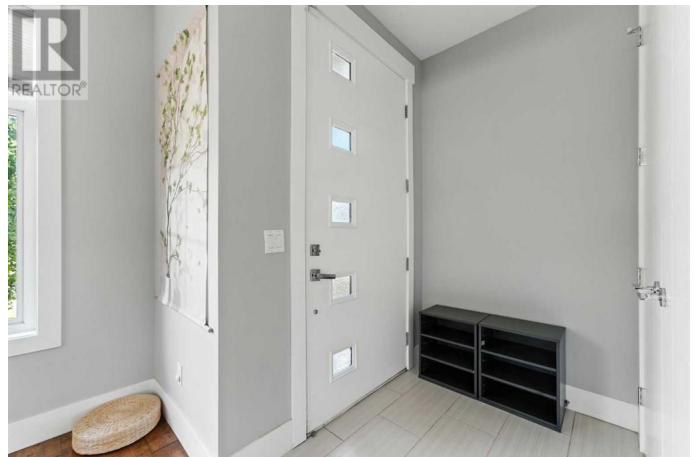
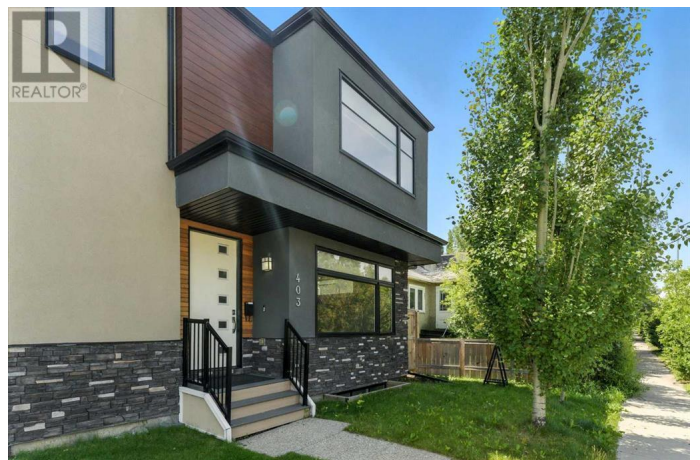
\$899,900

4 Bedroom, 4.00 Bathroom, 2,039 sqft

Single Family on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Welcome to your inner-city paradise in the heart of Mount Pleasant, where contemporary design meets spacious elegance. This beautifully designed home offers sprawling, sun-drenched rooms framed by oversized windows and boasts an extra-deep SOUTH-facing backyard that opens onto a charming circular parkâ€”perfect for families and entertainers alike. The open-concept main floor is centered around a stunning dual-sided fireplace, seamlessly connecting the expansive living room with a formal dining area and a chef-inspired kitchen. You'll love the quartz waterfall island, sleek white high-gloss cabinetry, butlerâ€™s pantry, and premium stainless steel appliancesâ€”offering style, functionality, and ample storage space. Every detail has been thoughtfully elevated, including 8-foot doors and 9-foot ceilings on every level. Upstairs, the luxurious master bedroom features unobstructed park and downtown views, a spa-like 5-piece ensuite with quartz counters and his-and-her sinks, and a generous walk-in closet. Two additional spacious bedrooms with large windows and a 4-piece bath complete the upper floor. The fully developed basement continues the homeâ€™s refined finishes with a quartz wet bar, large rec room, full bathroom, and a guest bedroom. Additional highlights include vaulted ceilings, rough-ins for in-floor heating and A/C, and contemporary finishes throughout. Located just minutes from downtown, transit, Confederation Park, schools, SAIT, and all the



amenities of inner-city living, this home offers the perfect blend of style, convenience, and lifestyle. Book your viewing today! (id:6289)

Built in 2014

Essential Information

Listing #	A2239529
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,039
Acres	0.07
Year Built	2014
Type	Single Family
Sub-Type	Freehold

Community Information

Address	403 20 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
Province	Alberta
Postal Code	T2M1C5

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2
View	View

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Oven, Microwave, Hood Fan, Washer & Dryer
Heating	Natural gas Forced air
Cooling	See Remarks
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	TREC The Real Estate Company
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