

1721 20 Avenue NW  
Calgary, Alberta

MLS # A2280234

**\$799,500**



<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,835 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar		

**Inclusions:** 2 TV Wall Mounts

This stunning home offers a very bright & open floor plan, thoughtfully designed for both everyday living & entertaining. The inviting living room features a cozy fireplace & a large window that fills the space with an abundance of natural light. The island kitchen is a true showpiece, showcasing granite countertops, soft-close cabinetry, corner pantry & upper & under LED lighting. High-end stainless steel appliances, including the washer & dryer, complete the space with both style & functionality. The spacious primary suite is a private retreat, featuring a custom walk-in closet with built-in organizers & a luxurious ensuite with a jetted jacuzzi tub & a beautifully tiled rain shower. Two additional well-sized bedrooms & convenient upper-level laundry complete the second floor. The fully developed basement extends the living space with an additional bedroom boasting a large walk-in closet, a full bathroom, & an impressive theatre room with a wet bar—perfect for movie nights or hosting guests. Outside, the south-facing backyard is ideal for enjoying the sun, offering a large deck & an exposed aggregate concrete patio. Additional highlights include air conditioning & a drywalled, heated double detached garage. All this with easy access to downtown & all amenities - SAIT, University of Calgary, shopping, coffee shops, restaurants, public transportation & so much more! You'll love living here!!!