

**1325B 20 Avenue NW  
Calgary, Alberta**

**MLS # A2281517**



# \$889,999

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,903 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Front Yard, Interior Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Double Vanity, See Remarks, Sump Pump(s)		

**Inclusions:** Second refrigerator

Welcome to the heart of Capitol Hill, one of Calgary's most established and centrally located inner city neighbourhoods. This newly built semi detached home offers approximately 2,500 sq ft of well planned living space, including a legal basement suite, designed to balance modern style with everyday functionality. The main level features a thoughtful layout with a dedicated front office, ideal for working from home, while large windows throughout provide excellent natural light. The kitchen is both practical and refined, showcasing KitchenAid appliances, custom cabinetry, quartz countertops, and a clean full slab backsplash that delivers a seamless and modern finish. The kitchen and dining areas are designed for efficiency and comfort, flowing naturally into the living room for relaxed daily living and entertaining. Upstairs, the primary suite offers a private retreat with a spacious walk in closet and a well appointed ensuite with dual vanities and contemporary finishes. Two additional bedrooms, a full bath, bonus area and a conveniently located laundry room complete the upper level, providing a layout that supports family living with ease. The legal one bedroom spacious basement suite is fully self contained with a private entrance, full kitchen, laundry space, and bathroom, making it an excellent option for rental income or extended family. Thoughtful separation between living spaces ensures comfort and privacy throughout the home. Additional features include engineered hardwood flooring on the main and upper levels, durable LVP flooring in the basement, smart toilets, and a double detached garage offering secure parking and storage. The exterior features a clean stucco finish with modern detailing for lasting curb appeal. Capitol Hill is known for its mature streets, strong sense of community, and unbeatable access to Confederation Park, SAIT, the

University of Calgary, schools, transit, and downtown. A home that delivers quality construction, flexible living, and long term value in a highly desirable inner city location. Move in ready.