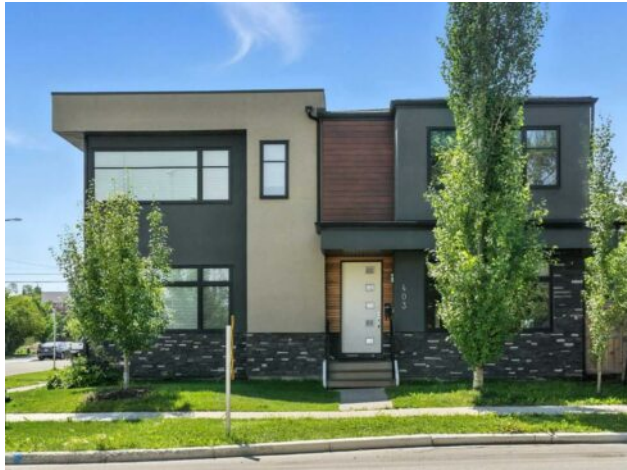


403 20 Avenue NW
Calgary, Alberta

MLS # A2239529



\$899,900

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|------------------|---|---------------|-------------------|
| Division: | Mount Pleasant | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 2,039 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Landscaped, Rectangular Lot, Views | | |

| | | | |
|--------------------|--------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Mixed, Stone, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan | | |

Inclusions: Window Covering As-Is

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 park—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, butler's pantry, and premium stainless steel appliances—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 home'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!