

4923 20 Street SW  
Calgary, Alberta

MLS # A2219558

**\$960,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,869 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Veneer, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Two TV Mounts, Projector and Projector Screen

Located in the heart of sought-after Altadore, this stylish semi-detached infill offers contemporary living in one of Calgary's most vibrant and walkable communities. Built in 2014, the home blends modern design with thoughtful functionality, offering over 2700sqft. of living space across a bright and open floor plan. As you pull up, you'll notice the beautiful exterior stone work paired with an aggregate walkway. Inside, you'll find luxury finishes, including 10 foot ceilings, timeless hardwood flooring, and a sleek, open-concept kitchen with custom cabinetry, quartz countertops, and premium appliances including a gas stove and suspended custom hoodfan for those aspiring chefs! The dedicated dining and living room are generous in size and offer an abundance of natural light. A built-in media unit with storage and a gas fireplace featuring a stone-tile accent wall provide warmth to the space. Built-in ceiling speakers throughout are a nice touch! Heading upstairs, you'll notice the open riser staircase with glass railing providing that wow factor! Upstairs, you are greeted to a central skylight providing more sunshine on this level, but not to worry as central AC was recently installed to ensure the home is cool during those hot summer days. The primary retreat offers vaulted ceilings and a spa-like 5-piece en-suite perfect for ending a long day. A generous custom-built walk-in closet is an added convenience. Bedrooms two and three are well sized plus an additional full bath and a dedicated laundry room with a folding table, sink and storage complete this upper floor. Heading down to the lower level, the fully developed basement provides a massive media/entertainment room featuring a full scale projector and screen that the new owner will inherit! A beautiful wet bar, and an additional bedroom and full bathroom finish off the space. Enjoy a west-facing backyard

equipped with a natural gas line on your well-appointed deck with a pergola perfect for sunny afternoons and evening entertaining. A 20x20 double garage leads out to your paved back alley. Set on the quiet side of 20 street, this home enjoys a peaceful atmosphere while sitting directly on a designated cycle track, making it ideal for active homeowners. Step outside and you're just moments away from expansive green spaces including River Park's off-leash area, North Glenmore Athletic Park & the Aforza Tennis Club. Whether you're a cyclist, dog owner, athlete, or just love the outdoors, this location is unmatched for lifestyle and convenience. Located just minutes from Mount Royal University and the new Buffalo Run Costco, this home also places you at the doorstep of Marda Loop's best restaurants and cafes—including DOPO, Avitus Wine Bar, and Le Comptoir Coffee—adding urban vibrancy to this quiet, family-oriented neighborhood. Experience modern infill living in one of Calgary's best inner-city communities. This home is perfect for professionals, young families, or anyone looking to enjoy the best of Altadore.