



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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2129 20 Avenue SW  
Calgary, Alberta

MLS # A2225357



**\$929,000**

|           |                                 |        |                  |
|-----------|---------------------------------|--------|------------------|
| Division: | Richmond                        |        |                  |
| Type:     | Residential/Duplex              |        |                  |
| Style:    | 2 Storey, Attached-Side by Side |        |                  |
| Size:     | 1,983 sq.ft.                    | Age:   | 2018 (7 yrs old) |
| Beds:     | 4                               | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached          |        |                  |
| Lot Size: | 0.06 Acre                       |        |                  |
| Lot Feat: | Back Yard, Views                |        |                  |

|             |                                 |            |      |
|-------------|---------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas         | Water:     | -    |
| Floors:     | Ceramic Tile, Tile, Vinyl Plank | Sewer:     | -    |
| Roof:       | Asphalt Shingle                 | Condo Fee: | -    |
| Basement:   | Finished, Full                  | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame              | Zoning:    | R-CG |
| Foundation: | Poured Concrete                 | Utilities: | -    |

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Inclusions:** N/A

Discover modern living at its finest in this stunning two-storey semi-detached home, offering a rare under drive double attached garage and a stylish front veranda. Designed with exceptional attention to detail, this home boasts 4 bedrooms, 3.5 bathrooms, and air conditioning, ensuring year-round comfort. With heated floors in the primary ensuite, basement and even the garage giving you extra warmth. Step inside to a bright, open layout adorned with luxury vinyl plank and tile flooring on the main level. The front office with French doors provides the perfect work-from-home space. The gourmet kitchen is a chef's dream, featuring a large center island with quartz countertops, full-height high-gloss cabinets, a built-in stainless steel appliance package including a gas cooktop stove and chimney hood fan. Entertain effortlessly in the central dining room and rear living room, complete with a center gas fireplace with tile surround and built-ins, with seamless access to the backyard. Upstairs, retreat to the luxurious primary suite, boasting a private balcony with captivating city views. The spa-like 5-piece ensuite includes a dual vanity, a freestanding tub, and a custom glass shower, while the massive walk-in closet offers custom organizers and drawers. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry room with a sink complete the upper level. The fully developed basement extends your living space with a cozy rec room, an additional bedroom, and a 4-piece bathroom—perfect for guests or family. The backyard is a true oasis, featuring an upper deck with stairs leading to a lower patio, a pergola, beautifully maintained gardens with a built-in planter, and a dedicated dog run. Situated on a corner lot next to an alley, this property shares only one attached neighbor and offers easy access to 17th Avenue and major roads, ensuring a

quick commute in and out of the city. Make sure to click on the video tour icon!