



**GRASSROOTS**

REALTY GROUP

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**4906 20A Street SW  
Calgary, Alberta**

**MLS # A2283373**



**\$2,599,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,139 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Rectangular L		

<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>	Composite Siding, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Coming soon, this exceptional detached residence showcases refined craftsmanship, elevated design, and premium finishes in the heart of Altadore, Calgary’s premier inner-city community. Blending timeless architecture with modern sophistication, this luxury home offers an unparalleled lifestyle just minutes from Marda Loop’s upscale cafés, restaurants, and boutique shopping delivering walkable convenience with an exclusive neighbourhood feel. Close to top-rated schools including Altadore, Dr. Oakley, Central Memorial, Rundle Academy, Master’s Academy, and Lycée International de Calgary, and with quick access to major routes, this address is ideal for families and professionals seeking luxury real estate in Calgary. Step inside to a welcoming, design-forward foyer that sets the tone for the home’s elevated interiors. Just off the entrance, a private OFFICE provides a sophisticated workspace perfect for remote professionals or quiet study. The main level unfolds into a stunning great room, anchored by a statement fireplace and designed for both upscale entertaining & relaxed everyday living. Expansive windows invite natural light, enhancing the home’s airy yet intimate atmosphere. The chef-inspired kitchen is a true showpiece, featuring WOLF & SUB-ZERO appliances, custom cabinetry, and a substantial quartz island ideal for hosting & gathering. A thoughtfully designed walk-in pantry with prep sink maintains a seamless, clutter-free aesthetic while offering premium functionality. The dining area opens effortlessly to the rear deck, creating a seamless indoor-outdoor luxury living experience perfect for summer entertaining. A beautifully appointed MUDROOM with custom built-ins connects to the rear entry, offering practical elegance, while a discreet powder room completes the main level.

Upstairs, the home continues to impress and balances privacy & comfort. The serene Primary suite is positioned at the front of the home and elevated by a dramatic VAULTED CEILING, a spacious walk-in closet, and a spa-caliber ENSUITE featuring dual vanities, a deep soaker tub, and a glass-enclosed shower. Two additional generously sized bedrooms are paired with private ENSUITES for ultimate convenience. A centrally located laundry room enhances daily ease, while the versatile LOFT AREA offers an elegant bonus space ideal for a media lounge, second family room, or executive retreat \*option to covert to 4th bedroom\* The professionally developed basement extends the home's luxury living space. A spacious family room and GAMES AREA create the perfect setting for entertaining, complemented by a dedicated BAR AREA for elevated hosting. A private GYM supports wellness at home, while a well-appointed GUEST BEDROOM & full bath provide comfort & privacy for visitors & ample storage keeps everything tucked away. Surrounded by mature landscaping and a strong sense of community, this luxury home blends upscale living with everyday convenience. \*UNDER CONSTRUCTION\*