



GRASSROOTS

REALTY GROUP

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1804 20 Avenue
Calgary, Alberta

MLS # A2296209



\$779,000

Division:	Capitol Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,504 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Dry Bar, Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to this exquisite 4-bedroom, 3.5-bath townhouse nestled in the heart of Capitol Hill. Built by Urban Indigo Fine Homes, this contemporary residence boasts over 2,200 square feet of thoughtfully designed living space, perfect for families and entertainers alike. The spacious living room features elegant hardwood floors and a cozy gas fireplace, creating a warm atmosphere for gatherings. The modern kitchen is equipped with stainless steel appliances, quartz countertops, and a large island with seating, ideal for casual dining or entertaining guests. The dining area seamlessly connects to the kitchen, making it perfect for hosting dinner parties. Upstairs, you will find the luxurious master suite, complete with a private ensuite bathroom featuring dual sinks and a beautiful shower. Three additional well-appointed bedrooms provide ample space for family and guests, and two additional full bathrooms ensure everyone's comfort. This townhouse also includes a fully finished basement with a dry bar and built in entertainment space. Conveniently located near parks, schools, shopping, and public transportation, this beautiful townhouse embodies urban living. Don't miss the opportunity to make this stunning home yours!