



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

104, 449 20 Avenue NE
Calgary, Alberta

MLS # A2300897

\$539,000



Division:	Winston Heights/Mountview		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,451 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Driveway, Garage Door Opener, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped, Level, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 634
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Front-facing end unit in a boutique 9 unit townhouse complex located in the highly sought after inner city community of Winston Heights. Offering the largest floorplan in the complex with over 2,000 ft² of beautifully developed living space, this fully finished townhouse features 3 bedrooms and 4 bathrooms with exceptional attention to detail throughout. The attractiveness of the stucco and stone exterior carries inside, where you are welcomed by an open concept main floor with 9' ceilings, warm hardwood flooring and an abundance of natural light. The inviting front living room features a cozy gas fireplace, while the spacious dining room area flows into the well appointed kitchen with rich wood cabinetry, granite countertops, and black appliances including a gas range. Upstairs, you'll find 2 generous primary suites, each offering its own full ensuite bathroom and walk in closet; ideal for guests, roommates or families seeking privacy and comfort. The upper level laundry room adds everyday convenience and includes the washer and dryer. The fully developed basement continues the home's high quality finishes and offers a spacious family room with a second gas fireplace, custom built in wet bar with 2 wine fridges, and a third bedroom with a walk in closet. Residents of Winston Heights enjoy excellent schools and easy walking access to the boutique shops, restaurants and charming coffee shops along Edmonton Trail and Centre Street. Outdoor enthusiasts will appreciate the nearby parks, playgrounds, walking & biking paths and The Winston Golf Club. With the vibrant downtown Calgary just 10 minutes away, this location offers the perfect balance of urban convenience and community charm. Book your private showing today and experience this exceptional property for yourself!