



4657 20 Street SW
Calgary, Alberta

MLS # A2303420



\$814,000

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,301 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the highly sought-after community of Garrison Woods, a place where timeless charm meets everyday convenience, and where a true sense of community is felt from the moment you arrive. Perfectly situated near a selection of schools, including a French option, and just minutes from one of the two local military bases, Mount Royal University, the local curling club, and the Flames Community Arenas, this is a location that effortlessly supports every stage of life for every type of family. From the moment you step onto the stunning covered front porch, you can't help but imagine slow mornings with coffee in hand and quiet evenings watching the world go by. Inside, the home welcomes you with an abundance of natural light and an inviting, airy feel. The grand living and dining space is both elegant and comfortable making it perfect for hosting loved ones or simply enjoying the rhythm of everyday life. The kitchen features stainless steel appliances, a sit-up bar for casual conversations, and a warm, cozy atmosphere. Upstairs, you'll find two generously sized bedrooms, a beautifully appointed 4-piece bathroom, and a serene primary retreat complete with its own private 4-piece ensuite—your own peaceful escape at the end of a long day. The fully finished basement extends the living space even further, offering an additional bedroom and a massive recreation area ready to become your dream movie room, fitness space, or family hangout—whatever suits your lifestyle. Thoughtfully updated throughout, this home offers peace of mind with a new hot water tank (2022), front and rear doors with windows (2022), fresh paint throughout (2023), and stylish new light fixtures (2024)—blending modern touches with timeless comfort. Step outside and fall in love all over again. The backyard is nothing short of magical—a

gardener's dream and a private sanctuary. Fully fenced and beautifully curated, it features two garden boxes with flourishing raspberry bushes, a self-sowing cottage flower garden, and two stunning blossoming trees that create a peaceful, storybook setting you'll never want to leave. Completing the home is a double detached garage, offering both convenience and protection through every season. Just moments from the vibrant energy of Marda Loop, this home offers not just a place to live but an area to fall in love with. This is more than a home, it's where memories are made, where mornings feel brighter, and where every detail invites you to stay just a little longer. Book your private showing today and experience it for yourself.