



GRASSROOTS

REALTY GROUP

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624 20 Avenue NW
Calgary, Alberta

MLS # A2304295



\$800,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,832 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Lawn, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage		

Inclusions: TV Wall Mounts

****Open House - Saturday April 25th from 12:00 - 2:00 pm.**** Inner-city living at its best in the sought-after community of Mount Pleasant. This bright & open home features a modern layout with hardwood flooring throughout the main level. The white kitchen is highlighted by a contrasting dark island, quartz countertops, & a huge walk-in pantry, flowing seamlessly into the spacious living & dining areas—perfect for everyday living & entertaining. A main floor den/flex room adds versatility, while built-in lockers at the back entrance offer convenient storage. Upstairs you’ll find a functional layout with second-floor laundry, a large primary bedroom with beautiful city views, & a dream ensuite complete with double vanity, separate shower, & a soaker tub. Two additional bedrooms complete the upper level. The fully finished basement offers 9-foot ceilings, a huge recreation room, two additional bedrooms, & a full bathroom, providing plenty of extra living space. Enjoy the great backyard with an exposed aggregate patio, mature trees, & a double detached garage. Ideally located directly across from an off-leash dog park. You’ll love living here!