



**GRASSROOTS**  
REALTY GROUP

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**22, 914 20 Street SE**  
**Calgary, Alberta**

**MLS # A2307143**



**\$419,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 468
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** kitchen metal wine rack, 1 garage door remote, front entry shoe storage and mirror,

Welcome to #22, 914 20 Street SE. This 965 sq. ft. end-unit townhouse isn't just a home — it's a launchpad for river bike rides, patio beers, gallery hopping, browsing Inglewood's local bookstores, and slow Sunday coffee rituals in one of Calgary's most creative communities. Inside, industrial edge meets modern polish. Concrete floors extend throughout the main living area, complemented by in-floor heating for cozy winters and naturally keeping the space cool in the summer. The gas fireplace — framed by a custom surround with built-in wood shelving — anchors the living area and gives you the perfect backdrop for art, books, plants, and your latest design finds. The kitchen comes ready to impress with quartz countertops, stainless steel appliances, LED lighting, and a playful octagon tile backsplash that adds a splash of character. Whether you're hosting a wine night or enjoying a pre bike ride snack, this kitchen handles it all with style and ease. The spacious primary bedroom is a retreat with a walk-in closet and a 4-piece ensuite bathroom, and the second bedroom and full bathroom provide flexibility for guests, a home office, or creative studio space — all thoughtfully laid out on a single level. Practical living meets convenience with in-suite front-load laundry machines and plenty of in-unit storage space. Step outside to the west-facing, screened private patio, complete with a gas line for your BBQ, perfect for golden-hour hangs and summer cookouts. The oversized single attached garage fits an F-150 truck, offering plenty of space for your vehicle, bikes, and outdoor gear. Located in the heart of Inglewood, you're steps from the Inglewood Bird Sanctuary, the Bow River Pathway System, Harvey Passage and bus transit routes. Walk to local favourites like High Line Brewing, The

Silk Road Spice Merchant, Rosso Coffee Roasters, Plant Shop YYC&mdash; plus countless independent boutique shops, restaurants and hidden gems. Bike downtown to work. Grab coffee around the corner. Meet friends for a flight at your neighbourhood brewery. Wander home along the river at sunset. Low-maintenance living with high-character energy &mdash; this is where Calgary&rsquo;s creative spirit thrives, ready for you to plug into the lifestyle.