



GRASSROOTS

REALTY GROUP

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**2109 20 Avenue SW
Calgary, Alberta**

MLS # A2312512



\$929,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,213 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound

Inclusions: All TV mounts & built-in speakers.

The best of inner city living awaits! This stunning 3+1 bedroom residence offers over 2,700 sq ft of beautifully developed living space, complemented by a private rooftop patio showcasing BREATHTAKING CITY AND DOWNTOWN VIEWS. The open main level is designed for both style and function, featuring hardwood floors, high ceilings, recessed lighting, and designer fixtures. A spacious front living room is anchored by a striking floor to ceiling fireplace and flows seamlessly into the chef inspired kitchen, appointed with granite and Caesarstone surfaces, a large island with eating bar, extensive custom cabinetry, a built in computer desk, and a premium stainless steel appliance package. The dining area is defined by an eye catching feature wall and easily accommodates gatherings of all sizes. A well placed 2 piece powder room completes this level. The second floor hosts three generous bedrooms, a 4 piece main bath, and a laundry room with sink and ample storage. The primary retreat offers access to a private balcony and features a double sided fireplace, walk in closet, and a luxurious 6 piece ensuite with dual sinks, freestanding soaker tub, and a separate glass enclosed shower. The fully developed lower level adds exceptional versatility with a flex room complete with walk in closet and private 3 piece ensuite—ideal for guests, a home gym, or a family/media room. This level also includes a mud area and direct access to the insulated double attached garage with epoxy floor. The rooftop patio is a true private oasis, offering panoramic views and an unforgettable setting for warm summer evenings. Other notable features include central air conditioning & built-in speakers throughout. The beautifully landscaped backyard extends the living space with a deck and outdoor fireplace, perfect for year round enjoyment. All of this is set in an unbeatable

location—steps to vibrant Marda Loop, close to schools, shopping, public transit, and just minutes from the downtown core.