



**GRASSROOTS**  
REALTY GROUP

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**4929 20 Street SW**  
**Calgary, Alberta**

**MLS # A2312557**



**\$849,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,690 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Single Garage Detached, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 453
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

In Altadore, it's rare to find the perfect blend of an inner city lifestyle and true outdoor living, a private backyard and a garage, but this home checks all of the boxes! Set in a location that truly maximizes lifestyle, you are just minutes from the boutiques, dining, coffee shops, and gyms of Marda Loop. Outdoor enthusiasts will love having Sandy Beach and endless pathways nearby! This community has top rated schools, convenient transit options and access to major roads, making commutes a breeze. This corner unit townhome delivers elevated style, thoughtful upgrades, and urban convenience all wrapped in charming brick architecture. Inside, 10 ft. ceilings and oversized windows create a bright, sophisticated atmosphere. Hardwood floors flow through the open main level, where a welcoming living room centers around a sleek gas fireplace. The dining space is designed for entertaining, while the chef's kitchen stands out with quartz counters, premium appliances including a gas range, a sleek backsplash, and a rare upgrade, an additional full pantry! This level is complete with a 2 piece powder room, just off the kitchen. Upstairs, the primary retreat includes a generous walk-in closet with upgraded shelving and a serene ensuite featuring dual sinks and heated floors, an everyday luxury. A second spacious bedroom and convenient laundry complete this level, with remote controlled ceiling fans in the bedrooms adding extra comfort year round. The top floor flexes to suit your lifestyle! A family room, home gym, office, or additional bedroom, enhanced with motorized electronic blinds and a bar rough-in. From this floor, you have direct access to your private rooftop patio showcasing sweeping city and mountain views. A must see for the best sunsets! The fully developed lower level extends your living space with a recreation area, office

niche, another full bedroom, and a 4-piece bathroom. This home also includes; custom closet organizers, Hunter Douglas premium blinds, rough ins for air conditioning and VacuFlo that all add to the everyday function and finish.&nbsp;Step outside to one of Altadore's most desirable features, a private, fully fenced backyard, perfect for pets, play, or summer nights, complete with a gas line for your barbecue. A single detached garage offers secure parking and storage.&nbsp;This is the best of Altadore! Urban energy, walkability, modern living,&nbsp;without sacrificing space, privacy, or comfort. Welcome home.