



4673 20 Street SW
Calgary, Alberta

MLS # A2322030



\$788,500

Division:	Garrison Woods		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,152 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

This beautifully updated two-storey home with a fully developed basement offers the perfect blend of modern style, comfort, and location. Extensively renovated from top to bottom, the open-concept main floor features luxury wide-plank vinyl flooring, fresh paint throughout, updated lighting, and a striking floor-to-ceiling stone fireplace with a new insert as its focal point. The custom-designed kitchen is both stylish and functional, showcasing quality cabinetry, stainless steel appliances, and thoughtful finishes that make everyday living and entertaining effortless. Nearly every window and patio door in the home has been replaced with premium Marvin windows, enhancing both energy efficiency and curb appeal. Upstairs, you'll find a sought-after dual primary bedroom layout, with each spacious bedroom featuring its own private ensuite bathroom. The main bathroom has also been completely renovated. The fully finished basement is accessed through a stylish sliding barn door and offers a generous recreation space, along with a separate laundry area and additional storage. Major mechanical updates include a newer furnace, hot water tank, central air conditioning, and added attic insulation for year-round comfort. The exterior has been equally well maintained, with new siding and roofing completed in 2023/2024. Step outside to enjoy the sunny west-facing backyard, a private garden oasis complete with newer decking, fencing, and landscaping. A double detached garage completes this exceptional property. Move-in ready and meticulously updated, this home offers peace of mind for years to come. Beyond the home itself, Garrison Woods is one of Calgary's most desirable inner-city communities, known for its tree-lined streets, strong sense of community, and walkable lifestyle. Such a "dog" and "bike" friendly area! Enjoy easy access to parks,

playgrounds, pathways, excellent schools, and all the shops, cafés, and restaurants of vibrant Marda Loop. Whether you’re enjoying a morning walk, meeting neighbours at a local park, or exploring nearby amenities, this location offers an exceptional lifestyle in a welcoming community. This is more than just a home—it’s an opportunity to become part of one of Calgary’s most sought-after neighbourhoods.