



GRASSROOTS
REALTY GROUP

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4929 20 Street SW
Calgary, Alberta

MLS # A2323108



\$815,000

Division:	Altadore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,660 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard		

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

Welcome to this exceptional end-unit townhome in the heart of Altadore, where sophisticated inner-city living meets Calgary's coveted outdoor lifestyle. Tucked into one of the most private locations in the complex, this meticulously maintained home features additional east-facing windows that flood the space with natural light while offering exceptional privacy. Just minutes from the shops, restaurants, caf  s, fitness studios, and everyday amenities of Marda Loop, and within walking distance to River Park, Sandy Beach, and Calgary's extensive pathway system, this unbeatable location also offers quick access to downtown, Mount Royal University, Crowchild Trail, and Glenmore Trail. Inside, soaring 10-foot ceilings, wide-plank hardwood flooring, and oversized windows create a bright, welcoming atmosphere. The open-concept main floor is perfect for everyday living and entertaining, featuring a spacious living room with a contemporary gas fireplace, dining area, and chef-inspired kitchen complete with quartz countertops, premium stainless steel appliances, gas range, upgraded pantry storage, under-cabinet lighting, water line to the refrigerator, and a convenient powder room. Upstairs, the spacious primary retreat offers a walk-in closet with custom organizers and a luxurious ensuite featuring heated floors, an upgraded walk-in shower with high-flow showerhead, and quality finishes. A generous second bedroom and upper-level laundry with upgraded washer and dryer complete the floor. The versatile top-floor loft is ideal as a family room, home office, gym, creative space, or guest retreat. Hunter Douglas motorized blinds, a future wet bar rough-in, and direct access to a private rooftop patio with stunning city skyline and mountain views make this a truly special space. The fully developed lower level adds a recreation room, office nook, third

bedroom, full four-piece bathroom, and additional storage. Outside, enjoy a fully fenced private backyard with underground irrigation, gas BBQ line, and direct access to the detached drywalled garage with additional storage. Thoughtful upgrades include Hunter Douglas blinds, motorized loft blinds, rough-ins for future air conditioning and wet bar, Vacuflo with kitchen kick plate, high-efficiency furnace, air exchanger, humidifier, upgraded closet systems, enhanced pantry storage, premium lighting, and quality finishes throughout. Offering a low-maintenance, lock-and-leave lifestyle without sacrificing outdoor space, this exceptional home combines premium upgrades, abundant natural light, a private fenced yard, spectacular rooftop views, and one of Calgary's most walkable neighbourhoods. A rare opportunity to own one of Altadore's finest townhomes.