



**GRASSROOTS**  
REALTY GROUP

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1018 20 Avenue SE  
Calgary, Alberta

MLS # A2329729



**\$949,900**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Ramsay                                                                     |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | 2 Storey                                                                   |        |                   |
| Size:     | 1,771 sq.ft.                                                               | Age:   | 2014 (12 yrs old) |
| Beds:     | 4                                                                          | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Detached                                                     |        |                   |
| Lot Size: | 0.06 Acre                                                                  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular L |        |                   |

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Stucco

**Foundation:** Poured Concrete

**Features:** Bar, Built-in Features, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Alarm system "as is", Chimney hood fan

Welcome to this beautiful, move-in ready home in the heart of historic Ramsay! Built in 2014, this bright and beautifully maintained home offers the perfect blend of modern comfort, thoughtful design, and one of Calgary's most sought-after inner-city locations. Featuring 3 bedrooms, a fully developed basement, and a double detached garage, this home is ideal for professionals, families, or anyone looking to enjoy an exceptional urban lifestyle. Step inside and you'll immediately appreciate the abundance of natural light pouring through the massive front window and stunning floor-to-ceiling windows in the great room. The open-concept main floor is enhanced by 9' knockdown ceilings and anchored by a beautiful gas fireplace with a ceramic surround, creating a warm and inviting space to relax or entertain. The chef-inspired kitchen is both stylish and functional, showcasing rich coffee raised-panel maple cabinetry extending to the ceiling, built-in appliances, a gas cooktop, and plenty of storage and workspace. Upstairs, you'll find generously sized bedrooms, including a spacious primary retreat complete with a huge walk-in closet and a beautifully appointed ensuite. The fully developed basement adds exceptional living space with additional bedrooms, a large recreation area, and a built-in wet bar—perfect for entertaining, movie nights, or hosting family and friends. Outside, the double detached garage provides secure parking and extra storage, while the low-maintenance yard offers the perfect place to enjoy Calgary's summer evenings. Location is everything, and Ramsay delivers. One of Calgary's oldest and most vibrant communities, Ramsay is known for its character, charm, and unbeatable proximity to downtown. Enjoy being just minutes from Calgary's downtown core, the vibrant Inglewood shopping district, East Village, the Stampede Grounds, Scotiabank

Saddledome, and Calgary's exciting Culture + Entertainment District. Whether you're commuting to work, attending concerts and sporting events, or enjoying renowned restaurants, breweries, coffee shops, and nightlife, everything is just moments from your doorstep. Outdoor enthusiasts will appreciate the nearby pathways, parks, river access, and the popular Scotsman's Hill, offering spectacular year-round skyline views. Families will enjoy access to excellent schools, including Ramsay School (K&ndash;6), Rideau Park School (7&ndash;9), Western Canada High School, along with numerous nearby Catholic, charter, and private school options. With easy access to major roadways, public transit, shopping, recreation, dining, and entertainment, this exceptional home offers the perfect balance of modern living and urban convenience. Don't miss your opportunity to own this outstanding home in one of Calgary's most desirable inner-city neighbourhoods!