



GRASSROOTS
REALTY GROUP

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2, 441 20 Avenue NE
Calgary, Alberta

MLS # A2330608



\$489,000

Division:	Winston Heights/Mountview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,303 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 322
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Vinyl Windows		

Inclusions: media screen lower level

Winston Heights is a local secret: a quaint corner of our city with old school charm... This thoughtfully appointed townhome is located on a quiet, treed avenue... The location is blocks from good restaurants and amenities...The home itself has an open plan with easily defined spaces. The living room offer great lighting, gas fireplace and a much sought after front closet! Cozy it up, or keep it open and understated...Dining has a dedicated nook with room for a harvest table....Love that transom window that seems to breath fresh summer air!....Kitchens with traditional elements such as 5 pc. solid construction cabinets, good granite and stainless appliances are timeless; they are a MAINSTAY in DESIGN....Microwave hood fan has just been replaced.... This main entertaining level is completed with a 2 pc powder room.....The second level hosts two bedrooms, each with a private ensuite. The larger, primary, offers a walk-in closet and area for additional dressers A good , functional lower level can really make a home feel expansive. Currently housing a cozy media room, office area and fitness nook, the footprint is large enough to customize as needed. Plumbing for a bathroom is accessible. The furnace room is spacious with good storage....What makes this home UNIQUE is the AMAZING SOUTH FACING DECK.. It's your OUTDOOR LIVING ROOM, offering sunshine, tree canopy, gas bbq outlet and privacy....Parking is assigned: single stall (#2) garage parking. Additional street parking is not an issue. Visitor parking is adjacent to the garage....MOVE IN READY, #2 441 20 Ave NE promises to be a prized spot to call home.