



GRASSROOTS
REALTY GROUP

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635 20 Avenue NE
Calgary, Alberta

MLS # A2337612



\$899,900

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,492 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco	Zoning:	RC2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to 635 20th Avenue NE - a fully equipped, move-in ready sanctuary offering an unbeatable blend of modern eco-efficiency, luxury comfort, and inner-city convenience. - From the moment you step inside, you will notice the thoughtful design, where every wall cavity and space behind the fireplaces has been custom-crafted to maximize storage. The main living areas feature two cozy gas fireplaces, custom built-ins throughout, and a chef-inspired kitchen accented by durable bamboo countertops. - Designed with sustainability and low utility costs in mind, the home features a rooftop solar panel system, complemented by separate Wi-Fi-controlled solar panels for the detached garage. - Upstairs, the primary retreat serves as a private spa experience, complete with its own gas fireplace and a luxurious ensuite with heated tile floors that extend right into the walk-in shower and seated bench. In fact, every bathroom throughout the entire house features heated flooring for ultimate year-round comfort. - Looking for a unique bonus feature? The cozy finished attic space - while having a low ceiling - makes a fantastic reading nook, a fun sleeping area for kids, or a unique vantage point to sit back and watch the downtown Telus Sky building light up at night. - Downstairs, the fully developed basement includes a dedicated wet bar, perfect for hosting game nights or entertaining friends. - Storage is truly unmatched here - alongside the clever hidden wall spaces and finished attic, the garage comes packed with tons of built-in storage to easily keep all your equipment organized. - Outside, enjoy a beautifully kept, low-maintenance yard that lets you spend your weekends relaxing rather than doing yard work. - Tucked away on an exceptionally quiet street with minimal alley traffic, this home feels like a peaceful retreat - yet it sits just a short walk to local grocery

stores, schools, parks, off-leash dog parks, golf courses, and all neighborhood amenities. - Simply turn the key and start living in one of the most complete, storage-rich, and forward-thinking homes on the market!