



GRASSROOTS
REALTY GROUP

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4649 20 Street SW
Calgary, Alberta

MLS # A2345185



\$1,195,000

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,090 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated, See Remarks		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s), Wet Bar		

Inclusions: Deep Freeze in Basement, Attached Bunk Bed in Second Bedroom Upstairs, Beverage Fridge in Basement, steam shower

Welcome to this exceptional detached two-storey in the heart of Garrison Woods, where timeless design, thoughtful updates, and an unbeatable location come together to create the perfect inner-city lifestyle. Offering over 3,000 sq. ft. of beautifully developed living space, on an oversized 36ft infill lot, this meticulously maintained home is just steps from the shops, restaurants, parks, and amenities of vibrant Marda Loop, with excellent schools and downtown only minutes away. From the moment you step inside, you'll appreciate the bright, open-concept layout designed for both everyday living and effortless entertaining. Large windows flood the home with natural light, while the spacious living room is anchored by a stunning stone-faced gas fireplace, creating a warm and inviting gathering space. The well-appointed kitchen offers an abundance of cabinetry and prep space, granite countertops, stainless steel appliances, a large centre island with seating, and a convenient butler's pantry that makes hosting family and friends a breeze. A generous dining area overlooks the backyard, while a private main floor office and elegant powder room complete this level. Upstairs, the spacious primary retreat offers the perfect place to unwind, featuring a luxurious ensuite with dual vanities, a deep soaker tub, steam shower, and walk-in closet. Two additional bedrooms, a full four-piece bathroom, and the convenience of upper-floor laundry make this level ideal for families. The fully developed lower level provides outstanding flexibility with expansive recreation space, perfect for movie nights, a home gym, games area, and guest accommodations. Whether your needs evolve over time or you're simply looking for extra room to spread out, this level adapts beautifully to your lifestyle. Step outside and discover what truly sets this home apart. The

west-facing backyard is an absolute sanctuary—private, peaceful, and remarkably quiet. Beautifully landscaped, spacious deck, and bathed in afternoon and evening sunshine, it's an incredible space for summer barbecues, entertaining guests, or simply relaxing with a glass of wine after a busy day. Pride of ownership is evident throughout, with significant recent upgrades that provide peace of mind for years to come, including new Hardie exterior siding (2025), a new roof (2025), and central air conditioning for year-round comfort. The fully finished double detached garage is every homeowner's dream. Insulated and heated, it features extensive storage racks, slat wall organization, and a polished interior, creating the ideal space for vehicles, hobbies, projects, or additional storage. Combining quality craftsmanship, thoughtful updates, outstanding outdoor living, and one of Calgary's most sought-after inner-city locations, this is a rare opportunity to own a truly turnkey home in the heart of Garrison Woods!