



## 1139 20 Avenue Calgary Alberta

\$1,295,000

This special property shows curb appeal and class. It is ideal for the MULTI GENERATIONAL family with privacy areas for all. 3 bedrooms and bath up AND 3 bedrooms and bath down with the lower level accessible by 2 staircases. ALL MAHOGANY flooring and Italian ceramic tile. The MASTER bedroom is on the main floor with a lovely 5 piece spa-like bath. Office is also on the main floor. There is a SOUTH exposed SOLARIUM/family room that has a skylight and wood burning stove and is just off the kitchen. The family room opens to a cozy south deck and patio. TRIPLE GLAZED windows in house and garage. The DREAM GARAGE is double insulated, heated, drywalled with floor drain, 220v wiring and 8 ft. overhead door. There is storage and shelving galore! Adjacent is an RV or 2 car parking space. There are low maintenance portable gardens and sheds. All professionally built by the current owner/contractor. Location,! Location! Location! One block to DOWNTOWN bus service and a short 4 block walk to SAIT. Note safety features; Water Stop system at source, Back water valve at main, Sump pump, Interconnected smoke and CO detectors. (id:6769)

Other 14.42 Ft x 11.92 Ft

Bedroom 11.92 Ft x 11.75 Ft

Bedroom 11.83 Ft x 11.08 Ft

Bedroom 13.17 Ft x 12.17 Ft

4pc Bathroom 9.58 Ft x 8.08 Ft

3pc Bathroom Measurements not available

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Bedroom 11.00 Ft x 6.00 Ft

Bedroom 12.17 Ft x 11.17 Ft

Bedroom 12.33 Ft x 12.92 Ft

Living room 18.75 Ft x 20.00 Ft

Other 13.08 Ft x 12.00 Ft

Dining room 7.92 Ft x 7.25 Ft

Sunroom 15.33 Ft x 11.58 Ft

Office 10.67 Ft x 11.42 Ft

Primary Bedroom 12.50 Ft x 13.92 Ft

6pc Bathroom 10.58 Ft x 8.92 Ft

2pc Bathroom 5.00 Ft x 50.00 Ft

Other 7.58 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company



CIR

REALTY

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