



# 440 20 Avenue Calgary Alberta

\$969,000

This stunning, brand-new duplex offers a luxurious living experience with its thoughtfully designed 3 bedrooms plus a versatile bonus room, perfect for any lifestyle needs. Additionally, the property includes a fully legal one-bedroom suite with a separate entrance, providing an excellent opportunity for rental income or private guest accommodation. The main floor boasts soaring 10-foot ceilings, enhancing the spacious feel of the open-concept living area, nice upgraded kitchen with quartz countertops and good size pantry. Upgraded throughout, this home features high-end appliances, ensuring both style and functionality in the kitchen. The master bedroom suite is an oasis of comfort and coziness, offering a perfect retreat after a long day. A double car garage provides ample parking and storage space. Situated with a downtown view, this duplex combines luxury, convenience, and breathtaking surroundings for the perfect urban living experience. Near to all amenities and only few minutes drive to Calgary downtown (id:6769)

Primary Bedroom 13.00 Ft x 18.92 Ft  
Bedroom 10.08 Ft x 15.92 Ft  
Bedroom 9.92 Ft x 12.58 Ft  
Bonus Room 13.58 Ft x 9.00 Ft  
5pc Bathroom 10.25 Ft x 19.92 Ft  
4pc Bathroom 10.00 Ft x 5.08 Ft  
Laundry room 6.08 Ft x 7.67 Ft  
Living room 13.25 Ft x 15.42 Ft  
Dining room 13.75 Ft x 12.83 Ft

Kitchen 13.08 Ft x 20.00 Ft  
Pantry 6.42 Ft x 5.00 Ft  
2pc Bathroom 6.67 Ft x 5.00 Ft  
Other 6.67 Ft x 8.92 Ft  
Bedroom 13.83 Ft x 13.67 Ft  
Living room 19.25 Ft x 20.58 Ft  
4pc Bathroom 5.00 Ft x 8.33 Ft  
Kitchen 12.42 Ft x 8.33 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company



CIR

REALTY

149 West Lakeview Point, Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca