

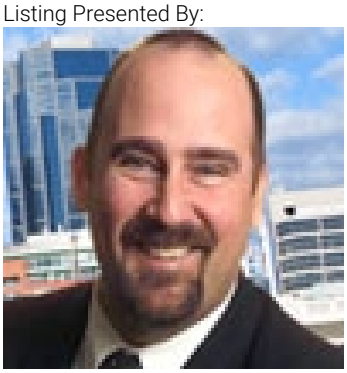
# 1317 20 Avenue Calgary Alberta

$950,000

Bright open plan, detached infill, with a two bedroom Walk-Out legal suite. Both the house and legal suite have high quality finishes through out. Plank wood flooring, granite counter tops, stainless steel appliances. Main floor has a den/office, kitchen open to living & dining room with feature wall with gas fire place, and A/C. Sliding doors to deck over looking south facing private backyard c/w gas hook up for BBQ. Upstairs has two bedrooms . Primary bedroom is massive with built-ins and a spa like en-suite. There is a second bath for the guest bedroom. Also an upstairs laundry for convenience. The legal suite has its own out door space with a large patio by the entrance. Floor to ceiling windows in the living room and large windows through out for amazing natural light. (Both fridges new 2025, upstairs dishwasher new 2025, suite dryer new 2025, sump pump replaced 2023, sewage pump replaced 2026). Total of 5 bedrooms with the walk-out 2 bedroom legal suite. Some photos have been " digitally stage" (id:6769)

Primary Bedroom 15.92 Ft x 17.00 Ft
5pc Bathroom 15.92 Ft x 8.25 Ft
Bedroom 8.33 Ft x 5.42 Ft
4pc Bathroom 8.33 Ft x 5.42 Ft
Bedroom 10.08 Ft x 10.92 Ft
Kitchen 11.92 Ft x 10.58 Ft
Dining room 7.00 Ft x 12.00 Ft
Living room 15.25 Ft x 15.92 Ft
4pc Bathroom 7.67 Ft x 4.92 Ft
Bedroom 14.75 Ft x 10.50 Ft
Bedroom 9.25 Ft x 9.83 Ft
Living room 14.67 Ft x 10.25 Ft
Eat in kitchen 8.08 Ft x 10.17 Ft
4pc Bathroom 9.17 Ft x 5.92 Ft

Listing Presented By:



Originally Listed by:
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