



4615 20 Avenue Calgary Alberta

\$969,000

Quiet luxury in one of Calgary's most up-and-coming inner-city neighbourhoods. With over \$50,000 in upgrades since its 2022 build, this like-new home is truly move-in ready. Unlike a brand new build, there's no need to spend \$15,000 on window coverings, \$15,000 on a composite deck and landscaping, or \$7,000 for Air Conditioning - it's all been recently done and more! Past the welcoming entry and dining space, you are greeted by a 15 foot long kitchen island, upgraded appliance package, ample cabinetry, and a stylish bar area complete with a wine fridge - perfect for entertaining. The living room features a cozy gas fireplace with custom built-in shelving, ready for your family photos and memories. Large sliding glass doors lead to your sunny southwest-facing backyard, complete with a gas BBQ hookup, creating the perfect space for hosting friends or relaxing at the end of the day. For everyday convenience, enter from your finished double garage into a full mudroom with custom storage, keeping coats, shoes, and gear neatly organized and separate from the main living areas. Wide-plank hardwood flooring runs throughout the main floor, adding warmth and a timeless, high-end feel. Upstairs, you'll find two generously sized bedrooms, a 4-piece bathroom, and a spacious laundry room with a sink. The primary suite completes the upper level, offering a large closet with custom storage and a spa-inspired ensuite featuring a soaker tub, double vanity, heated floors, and expansive views. The fully finished basement with 9-foot ceilings adds even more living space with an additional bedroom with a walk-in closet, a 4-piece bathroom, and a fantastic entertainment area complete with a fully equipped wet bar - the perfect spot to host the big game or movie nights. The inner-city is ever changing, find comfort knowing that the neighbours have already been redeveloped - no more constr...

4pc Bathroom 9.00 Ft x 4.92 Ft

5pc Bathroom 8.75 Ft x 20.08 Ft

Bedroom 12.00 Ft x 11.75 Ft

Bedroom 10.42 Ft x 14.08 Ft

Laundry room 9.00 Ft x 5.83 Ft

Primary Bedroom 12.50 Ft x 14.00 Ft

Bedroom 12.83 Ft x 11.83 Ft

Furnace 5.92 Ft x 14.83 Ft

2pc Bathroom 5.25 Ft x 4.92 Ft

Dining room 12.58 Ft x 11.75 Ft

Kitchen 15.75 Ft x 19.08 Ft

Living room 14.08 Ft x 14.50 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

<https://riverliferealestate.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

