

**2109 20 Avenue SW**  
**Calgary, Alberta**

**MLS # A2312512**



**\$929,900**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,213 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Back Lane, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound

**Inclusions:** All TV mounts & built-in speakers.

The best of inner city living awaits! This stunning 3+1 bedroom residence offers over 2,700 sq ft of beautifully developed living space, complemented by a private rooftop patio showcasing BREATHTAKING CITY AND DOWNTOWN VIEWS. The open main level is designed for both style and function, featuring hardwood floors, high ceilings, recessed lighting, and designer fixtures. A spacious front living room is anchored by a striking floor to ceiling fireplace and flows seamlessly into the chef inspired kitchen, appointed with granite and Caesarstone surfaces, a large island with eating bar, extensive custom cabinetry, a built in computer desk, and a premium stainless steel appliance package. The dining area is defined by an eye catching feature wall and easily accommodates gatherings of all sizes. A well placed 2 piece powder room completes this level. The second floor hosts three generous bedrooms, a 4 piece main bath, and a laundry room with sink and ample storage. The primary retreat offers access to a private balcony and features a double sided fireplace, walk in closet, and a luxurious 6 piece ensuite with dual sinks, freestanding soaker tub, and a separate glass enclosed shower. The fully developed lower level adds exceptional versatility with a flex room complete with walk in closet and private 3 piece ensuite—ideal for guests, a home gym, or a family/media room. This level also includes a mud area and direct access to the insulated double attached garage with epoxy floor. The rooftop patio is a true private oasis, offering panoramic views and an unforgettable setting for warm summer evenings. Other notable features include central air conditioning & built-in speakers throughout. The beautifully landscaped backyard extends the living space with a deck and outdoor fireplace, perfect for year round enjoyment. All of this is set in an unbeatable

location&mdash;steps to vibrant Marda Loop, close to schools, shopping, public transit, and just minutes from the downtown core.