442 20 Avenue NW
Calgary, Alberta

MLS # A2178462

$949,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	2,161 sq.ft.	**Age:**	2024 (1 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Street Lighting, Private, Rectangular Lot, Subdivided		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	RC2
Foundation:	Poured Concrete, Slab	**Utilities:**	-

Features: Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: N/A

Back in market due to financing .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