

\$1,699,900 - 1812 20 Avenue Nw, Calgary

MLS® #A2190635

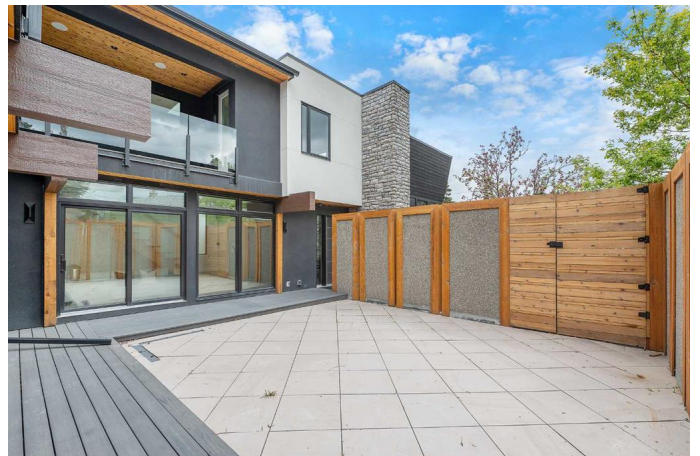
\$1,699,900

4 Bedroom, 5.00 Bathroom, 3,301 sqft

Residential on 0.14 Acres

Capitol Hill, Calgary, Alberta

Located in the long-established community of Capitol Hill, this breathtaking 4 bedroom home, with over 3800 sq ft of luxurious living space built by Calgreen Homes, has recently been awarded with esteemed BILD & CHBA awards. Beautifully crafted with meticulous thought which highlights the unique features of this exquisitely designed home. The main level is graced with hardwood floors in a herringbone configuration, high ceilings, stylish lighting & painstaking details such as cedar panelled ceilings, exposed beams & wood detailing, showcasing a sunken front family room with feature fireplace, vaulted ceiling & plenty of natural light. An elegant hallway with beamed ceiling leads to a spacious dining area adorned with built-in cabinets & intricate porcelain tile panel. The kitchen is open to the dining area & is discerningly finished with leathered granite counter tops, island/eating bar, more than ample storage space, pantry & Jenn-Air appliance package. The living room is anchored by a fireplace & also has access to the private south facing front courtyard, which creates a refined indoor/outdoor living space. Completing the main level is a 2 piece powder room & mudroom with access to the garage. A contemporary glass staircase with LED lighting leads to the second level which hosts a loft area that cleverly connects to a private bedroom with 3 piece ensuite via a second level balcony. The posh primary retreat boasts a private balcony, vaulted ceiling, walk-in closet with LED undermount lighting & opulent



6 piece ensuite with dual sinks, relaxing oval soaker tub & rejuvenating steam shower. Completing the second level are 2 additional bedrooms, a 4 piece bath & laundry facilities. Basement development is the perfect space for game or movie night, complete with a built-in entertainment centre, full wet bar & convenient 2 piece bath. Other notable features include in-floor hydronic heating in the dining, kitchen & living areas, built-in speakers & warm, modern ambience that fills the entire home. The location can't be beat - close to popular neighbourhood amenities such as Weeden's Café, Edelweiss Village, Confederation Park, two community centres, shopping, schools, public transit, SAIT & U of C.

Built in 2023

Essential Information

MLS® #	A2190635
Price	\$1,699,900
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,301
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1812 20 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2M 1H3

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Walk-In Closet(s), Breakfast Bar, Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Bar Fridge, Convection Oven, Gas Cooktop
Heating	Forced Air, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Courtyard, Lighting
Lot Description	Back Lane, Landscaped, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 28th, 2025
Days on Market	138
Zoning	H-GO

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.