\$899,900 - 403 20 Avenue Nw, Calgary

MLS® #A2239529

\$899,900

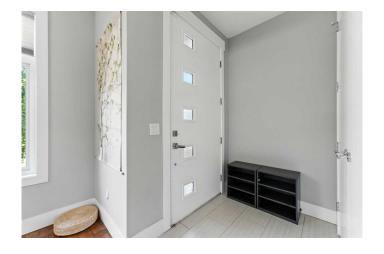
4 Bedroom, 4.00 Bathroom, 2,039 sqft Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Welcome to your inner-city paradise in the heart of Mount Pleasant, where contemporary design meets spacious elegance. This beautifully designed home offers sprawling, sun-drenched rooms framed by oversized windows and boasts an extra-deep SOUTH-facing backyard that opens onto a charming circular parkâ€"perfect for families and entertainers alike. The open-concept main floor is centered around a stunning dual-sided fireplace, seamlessly connecting the expansive living room with a formal dining area and a chef-inspired kitchen. You'll love the quartz waterfall island, sleek white high-gloss cabinetry, butler's pantry, and premium stainless steel appliancesâ€"offering style, functionality, and ample storage space. Every detail has been thoughtfully elevated, including 8-foot doors and 9-foot ceilings on every level. Upstairs, the luxurious master bedroom features unobstructed park and downtown views, a spa-like 5-piece ensuite with quartz counters and his-and-her sinks, and a generous walk-in closet. Two additional spacious bedrooms with large windows and a 4-piece bath complete the upper floor. The fully developed basement continues the home's refined finishes with a quartz wet bar, large rec room, full bathroom, and a guest bedroom. Additional highlights include vaulted ceilings, rough-ins for in-floor heating and A/C, and contemporary finishes throughout. Located just minutes from downtown, transit, Confederation Park, schools, SAIT, and all the







amenities of inner-city living, this home offers the perfect blend of style, convenience, and lifestyle. Book your viewing today!

Built in 2014

Essential Information

MLS® # A2239529 Price \$899,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,039 Acres 0.07 Year Built 2014

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 403 20 Avenue Nw

Subdivision Mount Pleasant

City Calgary
County Calgary
Province Alberta
Postal Code T2M 1C5

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Kitchen Island, Open Floorplan

Appliances Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator,

Washer/Dryer, Oven-Built-In

Heating Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Landscaped, Rectangular Lot, Views

Roof Asphalt Shingle

Construction Mixed, Stucco, Stone

Foundation Poured Concrete

Additional Information

Date Listed July 19th, 2025

Days on Market 108

Zoning R-CG

Listing Details

Listing Office TREC The Real Estate Company

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