

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

MLS® #A2239529

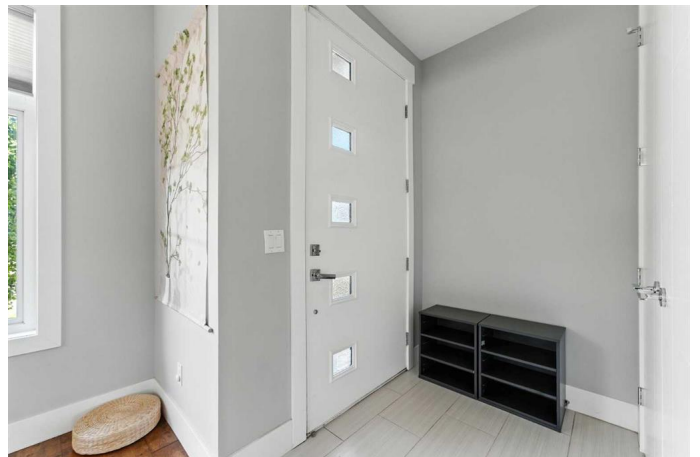
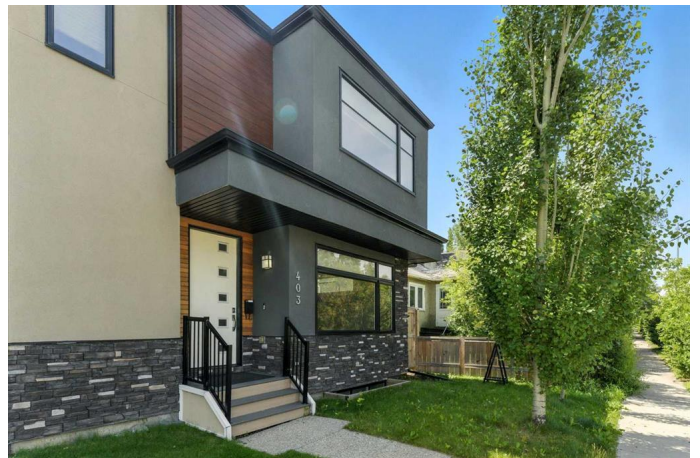
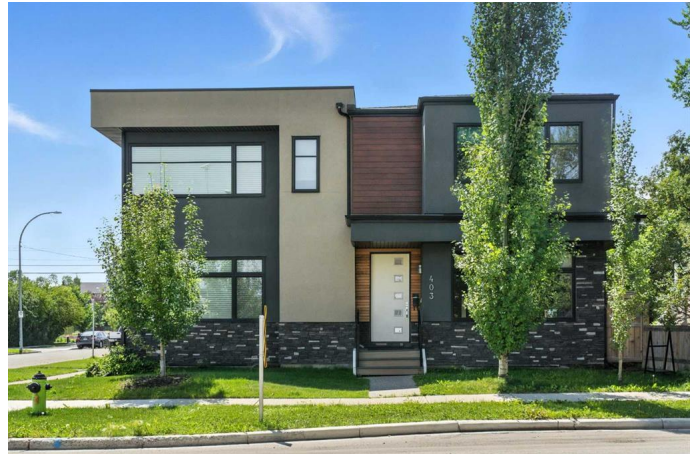
**\$899,900**

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 park—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 appliances—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, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	July 19th, 2025
Days on Market	53
Zoning	R-CG

## Listing Details

Listing Office	TREC The Real Estate Company
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