

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

MLS® #A2239529

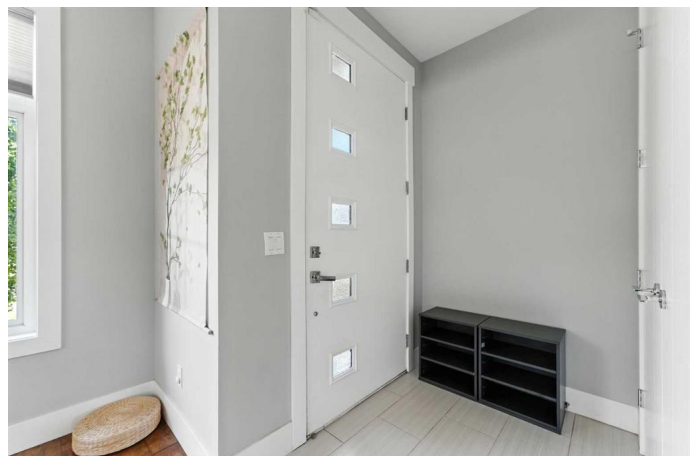
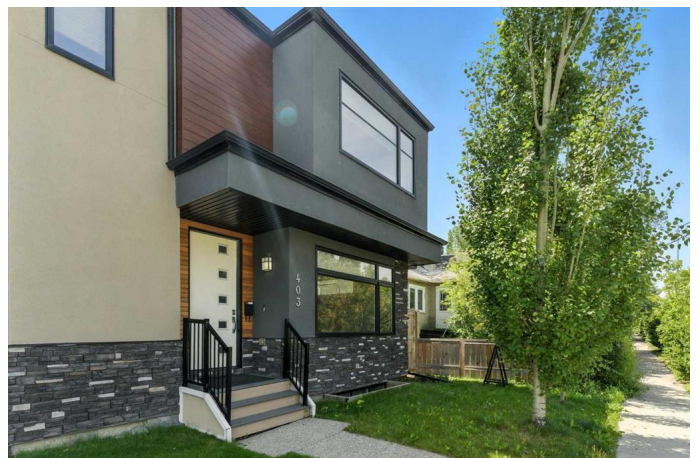
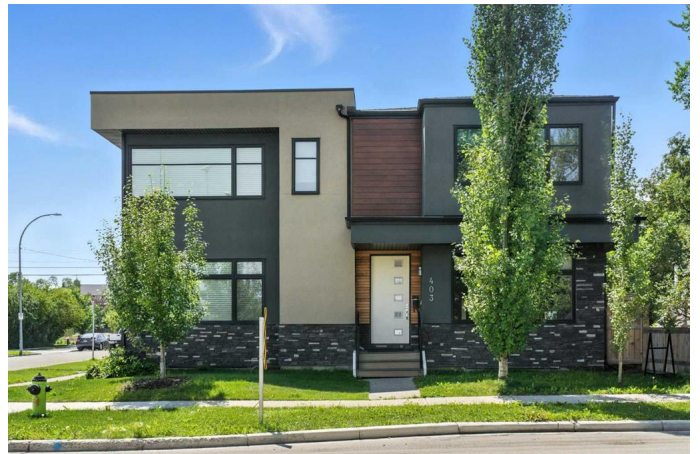
**\$899,900**

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      | Mixed, Stone, Stucco                          |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 14              |
| Zoning         | R-CG            |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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