

\$1,589,998 - 708 20 Street Se, Calgary

MLS® #A2024768

\$1,589,998

4 Bedroom, 6.00 Bathroom, 2,757 sqft

Residential on 0.07 Acres

Inglewood, Calgary, Alberta

PLEASE VISIT THE SHOW HOME AT 2009 7 AVE SE | 3-STOREY BRICK INFILL COMING SOON TO INGLEWOOD! A rare find, this ultra-modern detached home with over 3,640 total sq ft is a dream home opportunity! Located in sought-after Inglewood, this brand-new home enjoys views of the Bow River and its pathways (conveniently across the street!), is moments to the Inglewood Wildlands, and is within a walkable distance to trendy shops, restaurants, live music, & breweries. Supporting local has never been more convenient! Although tucked away on a quiet street, you have easy access to Blackfoot Trail, the Piitoayis Family School, and 17th Avenue. The curb appeal of this home is unlike any other, w/ full-height windows set against an old-world, yet modern brick exterior w/ concrete front patio & wrought iron fence. Stylish and functional, discover luxurious finishings on the main floor with soaring 10-ft ceilings, 8-ft passage doors, and wide-plank white oak hardwood flooring. The kitchen features quartz countertops, custom cabinetry with soft-close hardware, under-cabinet lighting, pull-out spice drawers, and a hidden walk-in pantry. The oversized 15-ft central island has LED skirting, bar seating, and a built-in beverage fridge. The premium stainless steel Jennair appliance package includes a gas cooktop, a built-in wall oven/microwave, a French door refrigerator, and a dishwasher. The formal front dining room feels ultra-luxurious w/ the ceiling-height



panelled windows and designer chandelier, while the rear living room is the perfect blend of welcoming and contemporary, w/ an inset gas fireplace w/ full-height tile surround and a full-wall TV counter w/ decorative feature wall. 8-ft tilt and slide glass patio doors bring you onto the rear deck for the ultimate indoor/outdoor space in the summer. A built-in bench resides in the rear mudroom, along with a full walk-in rear entry closet and custom LED lighting with motion sensor activation. A wood-wrapped staircase leads upstairs to more hardwood flooring and 10-ft ceilings. The primary suite features more ceiling-height panelled windows w/ river views, a Juliet balcony w/ Downtown views and a unique walk-through closet w/ custom millwork. The spa-like ensuite features motion-activated lighting, heated tile floors, a fully tiled walk-in steam shower w/ body jets, a dual vanity, and a freestanding soaker tub. Both secondary bedrooms are junior suites, each w/ closets and a modern 3-pc ensuite w/ walk-in tile surround shower. The third-floor loft will immediately be your family's go-to space, w/ ceiling-height windows on all three sides of the space, including a 6-ft patio door for the large balcony w/ river and downtown views! The large rec area is highlighted by a full wet bar and powder room " making this an awesome media or games room. Enjoy an additional 1,000 sq ft of living space in the fully developed basement, complete w/ rec area w/ full wall floating TV counter, a pocket office w/ a built-in floating desk, and a home gym.

Built in 2023

Essential Information

MLS® #	A2024768
Price	\$1,589,998
Sold Price	\$1,600,000

Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	2,757
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	708 20 Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0K2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
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	Other, Private Yard
Lot Description	Back Lane, Back Yard, Creek/River/Stream/Pond, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle, Metal
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 17th, 2023
Date Sold	November 2nd, 2023
Days on Market	254
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
----------------	-----------------------------

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