

\$1,395,000 - 4095 20 Street Sw, Calgary

MLS® #A2090530

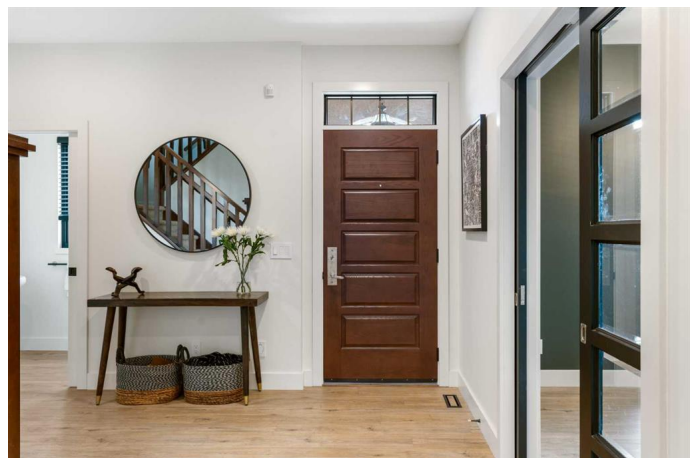
\$1,395,000

4 Bedroom, 4.00 Bathroom, 2,479 sqft

Residential on 0.13 Acres

Garrison Woods, Calgary, Alberta

****FULLY RENOVATED | 2,479 SQ FT. | 4-BED | 3.5 BATH | LEGAL CARRIAGE SUITE |** Welcome to 4095 20th St SW, a fully modernized Tudor-style home with a 2-car detached garage and updated legal CARRIAGE SUITE. As you step inside, you'll be struck by this home's spaciousness and modern design. 9' ceilings, upgraded luxury vinyl plank flooring, and a magazine-worthy aesthetic. Inspiration thrives in the front den, with large east-facing windows and built-in shelving. The modern kitchen perfectly balances style and functionality, featuring two-tone custom cabinetry, designer lighting, and a 9' island complete with a wireless phone charger. Cooking adventures will be elevated with a 6-burner gas range, while a hidden coffee station keeps you energized. A separate butler's pantry, equipped with a walnut rolling ladder and a beverage center, ensures everything is neatly organized. The living room offers the perfect ambiance to enjoy a good book beside the wood-burning fireplace. The well-lit dining room seamlessly connects to the outdoor living space. A professionally landscaped outdoor paradise, tailor-made for warm summer evenings, it boasts a two-tier deck, a pergola, and gas BBQ hookup. Upstairs, the primary suite offers cozy 2-way gas fireplace, large windows, and a recently renovated ensuite boasting a standalone tub, walk-in shower, double vanity, and towel warmer. The walk-in closet with built-in shelving ensures your wardrobe is



immaculately organized. Two additional bedrooms, a main bath, and a generously sized bonus room complete the upper floor. This home is thoughtfully equipped with many features including a water softener, water filtration system, two new furnaces, 9â€™™ foundations, in-floor hydronic basement heating, and a security system for both the main house and the carriage suite. It also boasts cutting-edge smart home upgrades, including the Nest doorbell, Nest smoke and CO detectors, and lighting automation. The fully renovated legal CARRIAGE SUITE spans over 560 sq ft, and includes 1 bedroom, a fully-equipped kitchen, laundry facilities, and a 3-piece bathroom. With a market rate of \$1,500-\$1,750/month, it offers a compelling investment opportunity. Located on a large corner lot in Garrison Woods, a meticulously planned, tree-lined community with easy access to Marda Loop's amenities. Downtown is a short 10-minute drive, and quick access to Stony Trail offers huge convenience. This bike-friendly area boasts paths to downtown in 15 minutes, and for dog lovers, River Park and Sandy Beach are a short walk away. Don't miss out; schedule your showing today! (**EXPLORE 360-TOUR & CINEMATIC VIDEO**)

Built in 2003

Essential Information

MLS® #	A2090530
Price	\$1,395,000
Sold Price	\$1,550,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,479
Acres	0.13

Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4095 20 Street Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6K1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Bar Fridge, Dishwasher, Dryer, Garburator, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2023
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Date Sold	November 3rd, 2023
Days on Market	1
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	ALLY REALTY
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