

\$1,350,000 - 5008 20 Avenue Nw, Calgary

MLS® #A2102399

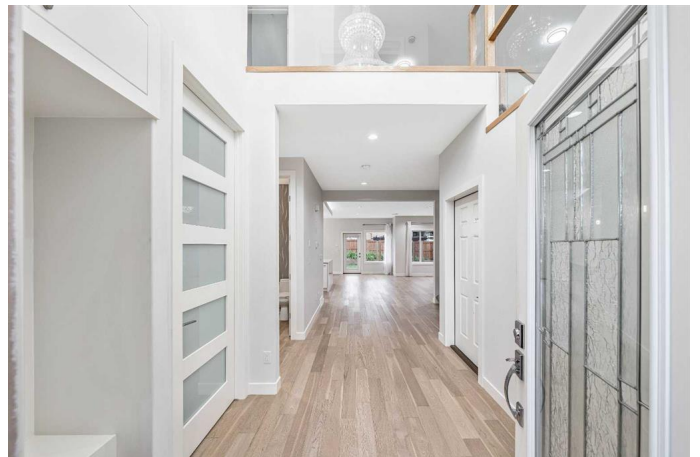
\$1,350,000

6 Bedroom, 4.00 Bathroom, 2,613 sqft

Residential on 0.14 Acres

Montgomery, Calgary, Alberta

CHECK OUT THE VIDEO!! This CUSTOM HOME was lovingly designed and built by the owner without compromise and situated on a FULL SIZE INNER-CITY LOT (50 FOOT FRONTAGE x 120 FOOT DEPTH) means you get a massive yard (without a detached garage taking up yard space) and incredible value. This home is perfect for any office or medical professional due to its CLOSE PROXIMITY TO FOOTHILLS MEDICAL CENTRE, ALBERTA CHILDREN'S HOSPITAL, University of Calgary, and Market Mall are all just a few kilometers away so you can drive home for lunch/dinner and have more family time. SAIT, Rockyview Hospital, and Mount Royal University are just within a 10 to 15 minute drive. The exterior is a beautiful collaboration of woodpecker resistant stucco, wood, and regal REAL STONE. As you step inside, you immediately notice how naturally bright it is with its wide layout, plenty of windows, and opulent chandeliers. This Incredible Luxury Home featuring 6 BEDROOMS (4 UPSTAIRS + 2 in Basement) is perfect for large families with 3,760 sqft of living space and offers plenty of common living areas including a TOP FLOOR BONUS ROOM with its own terrace offering amazing views of Edworthy Park. OPEN LAYOUT with Modern finishings including a white kitchen that has two sinks, high-end JennAir appliances, and plenty of counter and cabinet space. The Living Room overlooks the expansive backyard and has its own deck and



patio, and being open to the kitchen means it is a perfect home for entertainment. The main floor office (which can also be used as a dining room) has two doors, one next to the front door and the other opening to the 2-piece bathroom and pantry. The Primary Bedroom Retreat has its own 5 -piece ensuite and private balcony overlooking the backyard. The WALK-UP BASEMENT with its two expansive bedrooms and a SEPARATE ENTRANCE to outside is a perfect place for older children or guests to stay. There is also a rarity for inner city: An OVERSIZED DOUBLE ATTACHED FRONT GARAGE (with tall ~8' DOOR and 25' length fits long vehicles), a rarity in the inner city, means you can get into your car on those winter mornings without having to step outside. Sloped Garage pad allows the mud and melted snow to drain outside, and The FRONT DRIVEWAY is long and wide, meaning plenty of additional off-street parking. Also featuring RV PARKING pad in the backyard. Other nearby amenities include Shouldice Sports Fields (including an incredible riverside off-leash park), Edworthy Park, Bow River walking and cycling pathway system, multiple Main Street shopping districts (Parkdale, Kensington, Montgomery & Bowness). Plenty of recently built shopping developments are within a few minutes drive including Superstore, Trinity Hills Village, and the future Costco and Stadium Shopping Centre. On the weekends, you can walk to the river for World-class fly fishing or rafting, and it has quick access to 16 ave/highway 1 so you can get to the mountains without fighting city traffic.

Built in 2017

Essential Information

MLS® #	A2102399
Price	\$1,350,000

Sold Price	\$1,334,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,613
Acres	0.14
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5008 20 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0V7

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Oversized, RV Access/Parking

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings
Heating	In Floor, Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile

Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

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

Additional Information

Date Listed	January 19th, 2024
Date Sold	April 16th, 2024
Days on Market	88
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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