

\$985,000 - 1 And #1b, 911 20 Avenue Se, Calgary

MLS® #A2132123

\$985,000

4 Bedroom, 4.00 Bathroom, 1,508 sqft

Residential on 0.13 Acres

Ramsay, Calgary, Alberta

PRESALE OPPORTUNITY! Unique development by boutique developer, Icon Design and Development, this home will be ready for summer 2025 possession. Nestled in the prime area of Ramsay, this stunning semi-detached home will have a rare **LEGAL** two bedroom basement suite with hydronic floor heat, providing not only additional living space but also potential rental income to help offset your mortgage. Whether you desire a private retreat for guests or a supplementary source of revenue, this versatile property offers endless possibilities. This home offers a spacious open concept floor plan with bright living spaces, high ceilings, wide plank engineered hardwood flooring, and an ICF foundation. Perfect for families with three bedrooms upstairs including a primary suite with ensuite bathroom. Entertain in style with easy access to the private **SOUTH** facing backyard with large deck, natural gas line, and lush grass. And let's not forget the practicality of a double car garage ensuring secure parking for your vehicles and bikes. Amazing location - walk to local breweries, cafes, Crossroads Market, Inglewood, Stampede, downtown, and the river. ***Builder floor plans and specs are available for viewing***

Built in 2025

Essential Information



MLS® #	A2132123
Price	\$985,000
Sold Price	\$990,550
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,508
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1 And #1b, 911 20 Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1M4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows
Appliances	Other
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	May 22nd, 2024
Date Sold	July 7th, 2024
Days on Market	46
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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