

\$949,900 - 440 20 Avenue Nw, Calgary

MLS® #A2160282

\$949,900

4 Bedroom, 4.00 Bathroom, 2,161 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

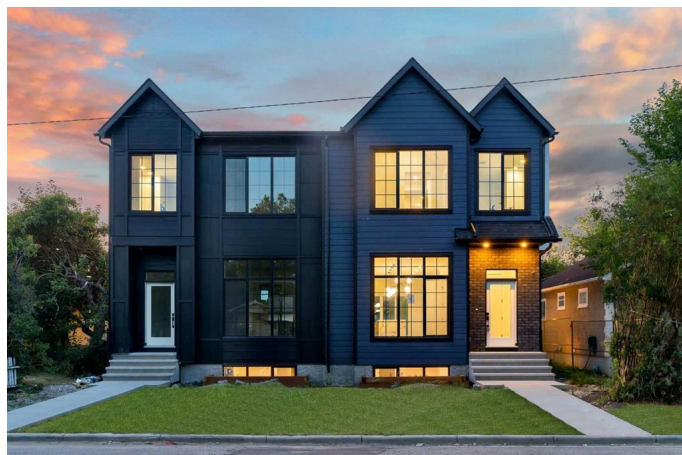
This stunning, brand-new duplex offers a luxurious living experience with its thoughtfully designed 3 bedrooms plus a versatile bonus room, perfect for any lifestyle needs.

Additionally, the property includes a fully legal one-bedroom suite with a separate entrance, providing an excellent opportunity for rental income or private guest accommodation. The main floor boasts soaring 10-foot ceilings, enhancing the spacious feel of the open-concept living area, nice upgraded kitchen with quartz countertops and good size pantry. Upgraded throughout, this home features high-end appliances, ensuring both style and functionality in the kitchen. The master bedroom suite is an oasis of comfort and coziness, offering a perfect retreat after a long day. A double car garage provides ample parking and storage space. Situated with a downtown view, this duplex combines luxury, convenience, and breathtaking surroundings for the perfect urban living experience. Near to all amenities and only few minutes drive to Calgary downtown

Built in 2024

Essential Information

| | |
|------------|-----------|
| MLS® # | A2160282 |
| Price | \$949,900 |
| Sold Price | \$925,000 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,161 |
| Acres | 0.07 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, 2 Storey |
| Status | Sold |

Community Information

| | |
|-------------|------------------|
| Address | 440 20 Avenue Nw |
| Subdivision | Mount Pleasant |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M 1C4 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters |
| Appliances | Dishwasher, Range Hood, Refrigerator, Built-In Refrigerator, Built-In Oven, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas, Fireplace(s) |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Glass Doors, Living Room |
| Has Basement | Yes |
| Basement | Full, Separate/Exterior Entry, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard |
| Lot Description | Back Lane, City Lot, Landscaped, Rectangular Lot |

| | |
|--------------|-----------------------|
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete, Slab |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | August 24th, 2024 |
| Date Sold | November 9th, 2024 |
| Days on Market | 77 |
| Zoning | RC 2 |
| HOA Fees | 0.00 |

Listing Details

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

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