

\$1,699,900 - 1812 20 Avenue Nw, Calgary

MLS® #A2190635

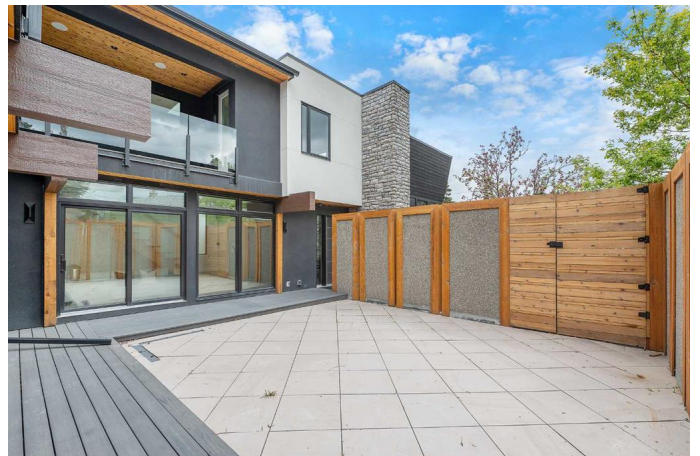
\$1,699,900

4 Bedroom, 5.00 Bathroom, 3,301 sqft

Residential on 0.14 Acres

Capitol Hill, Calgary, Alberta

Located in the long-established community of Capitol Hill, this breathtaking 4 bedroom home, with over 3800 sq ft of luxurious living space built by Calgreen Homes, has recently been awarded with esteemed BILD & CHBA awards. Beautifully crafted with meticulous thought which highlights the unique features of this exquisitely designed home. The main level is graced with hardwood floors in a herringbone configuration, high ceilings, stylish lighting & painstaking details such as cedar panelled ceilings, exposed beams & wood detailing, showcasing a sunken front family room with feature fireplace, vaulted ceiling & plenty of natural light. An elegant hallway with beamed ceiling leads to a spacious dining area adorned with built-in cabinets & intricate porcelain tile panel. The kitchen is open to the dining area & is discerningly finished with leathered granite counter tops, island/eating bar, more than ample storage space, pantry & Jenn-Air appliance package. The living room is anchored by a fireplace & also has access to the private south facing front courtyard, which creates a refined indoor/outdoor living space. Completing the main level is a 2 piece powder room & mudroom with access to the garage. A contemporary glass staircase with LED lighting leads to the second level which hosts a loft area that cleverly connects to a private bedroom with 3 piece ensuite via a second level balcony. The posh primary retreat boasts a private balcony, vaulted ceiling, walk-in closet with LED undermount lighting & opulent



6 piece ensuite with dual sinks, relaxing oval soaker tub & rejuvenating steam shower. Completing the second level are 2 additional bedrooms, a 4 piece bath & laundry facilities. Basement development is the perfect space for game or movie night, complete with a built-in entertainment centre, full wet bar & convenient 2 piece bath. Other notable features include in-floor hydronic heating in the dining, kitchen & living areas, built-in speakers & warm, modern ambience that fills the entire home. The location can't be beat - close to popular neighbourhood amenities such as Weeden's Café, Edelweiss Village, Confederation Park, two community centres, shopping, schools, public transit, SAIT & U of C.

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2190635 |
| Price | \$1,699,900 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 3 |
| Half Baths | 2 |
| Square Footage | 3,301 |
| Acres | 0.14 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1812 20 Avenue Nw |
| Subdivision | Capitol Hill |
| City | Calgary |
| County | Calgary |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T2M 1H3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Walk-In Closet(s), Breakfast Bar, Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Wet Bar, Wired for Sound |
| Appliances | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Bar Fridge, Convection Oven, Gas Cooktop |
| Heating | Forced Air, In Floor |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Partial |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Private Entrance, Private Yard, Courtyard, Lighting |
| Lot Description | Back Lane, Landscaped, Front Yard, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 28th, 2025 |
| Days on Market | 140 |
| Zoning | H-GO |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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