

707 20 Street, Calgary T2N 4W9

MLS®#: **A2133889** Area: **West Hillhurst** Listing Date: **05/23/24** List Price: **\$829,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 20-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **3,250 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Corner Lot,Low Maintenance Landscape,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Detached**

DOM

33
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **480**

Utilities and Features

Roof: **Clay Tile** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Central** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`0" x 16`6"	Dining Room	Main	13`7" x 9`0"
Kitchen	Suite	12`10" x 11`5"	Pantry	Main	3`5" x 4`7"
Bedroom - Primary	Second	19`1" x 12`10"	Bedroom	Second	12`6" x 12`10"
Laundry	Second	9`7" x 6`11"	4pc Bathroom	Second	5`0" x 8`11"
5pc Ensuite bath	Second	11`6" x 9`6"	Bedroom	Lower	17`0" x 11`8"
4pc Bathroom	Lower	9`0" x 4`11"	Furnace/Utility Room	Lower	11`5" x 4`11"

Game Room

Lower

19`1" x 16`0"

Walk-In Closet
Legal/Tax/Financial

Second

7`7" x 6`11"

Title:
Fee Simple
Legal Desc:

710N

Zoning:
R-C2

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY JUNE 23RD 12:00 - 2:00 P.M. Welcome to this charming semi-detached home nestled in the highly sought-after community of West Hillhurst. This residence perfectly blends modern amenities with timeless elegance, offering a comfortable living experience. With three spacious bedrooms, three pristine bathrooms, and a fully finished basement, this home is ideal for families and professionals alike. Main floor has a nice flow with a huge living room area with gas fireplace. Check out the size of the island in your spacious kitchen with granite countertops, walk in pantry and a huge dining area, Plenty of huge windows make this area light and bright. • The exterior of the home is just as impressive as the interior. Landscaped gardens surround the property, offering a serene and picturesque setting. Abundance of mature trees create a peaceful outdoor oasis and the front deck is a great place to enjoy your morning coffee. This home offers easy access to a variety of amenities. You're just minutes away from schools, parks, shopping centers, and dining options. The neighborhood is known for its friendly community atmosphere and proximity to downtown Calgary.**

Inclusions: **Water Softner is included but as is ,, Seller has never used it**

Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











