



5028 20 Avenue, Calgary T3B 0V7

MLS®#: **A2160645** Area: **Montgomery** Listing Date: **12/03/24** List Price: **\$1,025,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
 Lot Information  
 Lot Sz Ar: **2,992 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped,Other,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,956**  
 Low Sqft:  
 Ttl Sqft: **1,956**

DOM

**49**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **Forced Air** **Stucco**  
 Sewer: Flooring:  
 Ext Feat: **Other** **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	45`8" x 54`2"	Mud Room	Main	18`10" x 34`9"
2pc Bathroom	Main	18`10" x 16`5"	Kitchen	Main	33`8" x 49`6"
Other	Main	13`1" x 12`0"	Dining Room	Main	45`8" x 38`10"
Entrance	Main	23`6" x 22`8"	Other	Main	14`9" x 22`2"
Porch - Enclosed	Main	29`0" x 13`5"	5pc Ensuite bath	Upper	27`8" x 43`9"
Bedroom - Primary	Upper	43`3" x 47`4"	Walk-In Closet	Upper	30`11" x 15`4"

<b>Bonus Room</b>	<b>Upper</b>	<b>52`6" x 31`2"</b>	<b>Laundry</b>	<b>Upper</b>	<b>19`2" x 17`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>27`1" x 16`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>32`7" x 33`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>32`3" x 33`11"</b>	<b>Family Room</b>	<b>Basement</b>	<b>34`5" x 43`9"</b>
<b>Pantry</b>	<b>Basement</b>	<b>6`0" x 12`10"</b>	<b>Walk-In Closet</b>	<b>Basement</b>	<b>18`10" x 16`5"</b>
<b>Other</b>	<b>Basement</b>	<b>27`4" x 19`8"</b>	<b>Eat in Kitchen</b>	<b>Basement</b>	<b>42`8" x 39`1"</b>
<b>Laundry</b>	<b>Basement</b>	<b>10`1" x 11`6"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>16`2" x 26`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>30`11" x 33`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>30`7" x 33`1"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-C2**  
 Legal Desc: **2411639**

Remarks

Pub Rmks: **\*\* OPEN HOUSES: Sunday, Jan. 26th 1-3pm \*\* Welcome to 5028 20 Ave, a stunning new-built duplex that exemplifies modern living at its best. Upon entrance, you're greeted by a bright dining room that flows seamlessly into the open-concept gourmet kitchen, creating a perfect space for both everyday living and entertaining. The spacious kitchen features sleek quartz countertops, a massive island, ceiling-height cabinetry, high-end appliances, a built-in coffee bar, and a wine rack. The open floor plan then leads into the inviting living room, complete with a gas fireplace and custom built-ins, offering both style and functionality with plenty of natural light. A stylish powder room and convenient mudroom complete the main floor. Upstairs, the luxurious primary suite serves as a private retreat, featuring a walk-in closet and a spa-like ensuite with a dual vanity, walk-in shower, and soaker tub. Two additional spacious bedrooms, a bonus area ideal for a home office or playroom, a full bathroom, and an upstairs laundry room round out the upper level. The fully finished legal basement suite provides a private living area with its own full kitchen, living room with built-ins, two bedrooms, a full bathroom, and a laundry area—perfect for rental income or multi-generational living. Outside, a double detached garage offers ample storage space. Situated in a highly desirable neighborhood, this home is close to shops, parks, schools, and public transit, offering the perfect blend of suburban tranquility and urban convenience. Don't miss out on this modern, stylish home—schedule your showing today!**

Inclusions: **None**  
 Property Listed By: **eXp Realty**

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













