



THE A-TEAM

RE/MAX FIRST

634 20 Avenue, Calgary T2M 1C8

MLS®#: A2171012 Area: Mount Pleasant Listing Date: 10/09/24 List Price: \$729,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 1996
Lot Information
Lot Sz Ar: 3,003 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,461
Low Sqft:
Ttl Sqft: 1,461

DOM
20
Layout
Beds: 3 (3)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Garden, Landscaped, Private, Rectangular Lot, See Remarks
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Central
Sewer:
Ext Feat: Garden, Private Yard

Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Int Feat: Granite Counters, No Smoking Home
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Dining Room, Bedroom - Primary, Bedroom, 4pc Bathroom, 3pc Bathroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, 2pc Bathroom, 4pc Ensuite bath, Bedroom, Family Room.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**H-GO**

**29340**

Remarks

Pub Rmks:

**Welcome to your dream home in the heart of Mount Pleasant! This stunning detached residence boasts 4 bedrooms and 3.5 bathrooms, fully finished and updated throughout. Step inside to an inviting open-concept main floor featuring beautiful hardwood flooring. The spacious front living room is perfect for cozy evenings, complete with a stylish three-sided gas fireplace and a lovely bay window that floods the space with natural light. The bright kitchen is a chef's delight, equipped with stainless steel appliances—including granite countertops with undermount sink, an eating bar, and ample storage. Adjacent to the kitchen is a charming dining nook, ideal for family meals. A conveniently located powder room and main floor laundry add to the home's practicality. Upstairs, you'll find three generously sized bedrooms, including a master suite with his and hers closets and a private 4-piece ensuite. The additional bedrooms share another well-appointed 4-piece bathroom. The developed basement offers even more space, featuring an additional family room, a 3-piece bathroom, and a fourth bedroom—perfect for guests or a home office. Step outside to the spacious backyard, where you'll find a newly completed two-tier deck with built-in seating, perfect for summer entertaining. The property also includes a double detached garage and a charming front porch. Located close to schools, transit, community centers, and just minutes from downtown, this home truly has it all. Don't miss your chance to make it yours!**

Inclusions:  
Property Listed By:

**Deepfreeze in basement**  
**2% Realty**

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





















