

442 20 Avenue, Calgary T2M 1C4

Utilities:

MLS®#: A2178462 Area: Mount Pleasant Listing 11/10/24 List Price: \$949,900

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Lot Information

Lot Sz Ar:

Lot Shape:

Access: Lot Feat:

Park Feat:

Prop Type: Residential
Sub Type: Semi Detached

Type: Semi Detached (Half Duplex)

Duplex)Finished Floor AreaCity/Town:CalgaryAbv Sqft:Year Built:2024Low Sqft:

Ttl Saft: 2.161

3.125 saft

3,125 Sqit

Landscaped,Street Lighting,Private,Rectangular Lot,Subdivided

2,161

DOM

Layout

4 (3 1)

4 2

3.5 (3 1)

2 Storey, Side by Side

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

Garage Sz:

41

Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Fireplace(s),Forced Air,Natural Gas Stone,Stucco,Wood Frame

Sewer: Flooring:

Ext Feat: BBQ gas line, Private Entrance, Private Yard Carpet, Ceramic Tile, Hardwood, Vinyl Plank

Water Source: Fnd/Bsmt:

Poured Concrete, Slab

Kitchen Appl: Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked

Int Feat: Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl

Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Doom Inform

Room Information

Level Room Level Dimensions Room Dimensions **Living Room** Main 13`3" x 15`5" Kitchen Main 13`1" x 20`0" 2pc Bathroom Main 6`8" x 5`0" **Bedroom - Primary** Second 13`0" x 18`11" **Bedroom** Second 9`11" x 12`7" 5pc Bathroom Second 10`3" x 19`11" Second 6`1" x 7`8" **Living Room** Suite 19`3" x 20`7" Laundry Kitchen Suite 12`5" x 8`4" **Dining Room** Main 13`9" x 12`10" **Pantry** Main 6`5" x 5`0" **Mud Room** Main 6`8" x 8`11"

Bedroom 4pc Bathroom 4pc Bathroom	Second Second Suite	10`1" x 15`11" 10`0" x 5`1" 5`0" x 8`4"	Bonus Room Bedroom	Second Suite	13`7" x 9`0" 13`10" x 13`8"
The Butilloom	Juite	30 70 4	Legal/Tax/Financial		
Title: Fee Simple Legal Desc:	21290	Zoning: RC2			
	22230		Remarks		
Pub Rmks: Inclusions: Property Listed By:	Back in market due to financing .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 N/A TREC The Real Estate Company				

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