

**2109 20 Avenue SW**  
**Calgary, Alberta**

**MLS # A2300062**



**\$999,900**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,150 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Gara		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Low Maintenance Landscape, No Back Lan		

<b>Heating:</b>	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Air conditioner		

Front attached garage in the inner City!! Rare find. Best value modern infill in Richmond/South Calgary! This high end custom executive home features; Kohler sinks and toilets , Riobel faucets , granite in all bathrooms and laundry room, flat ceiling throughout, locker system in the front hall, feature stone wall in the living room and stairwell, built in sound system, frosted privacy windows in the living room, 6 burner gas stove, wine fridge, shadow boxes in the kitchen, walk in closets with wood builtins in all bedrooms, central air conditioning, epoxy flooring in the garage, exposed aggregate driveway and walkways, gas fireplace on the well treed private rear deck, rooftop deck with all day sun and views of downtown.....Wow. The floorplan is open and bright with floor to ceiling windows. The dining room and living room areas could be reversed depending on the buyers preference. Large gourmet kitchen with a huge island and feature backsplash and hoodfan. Three large bedrooms upstairs all with walkin closets with wood built in organizers. The basement offers a 13x18 flex room with a 3pc bath and walkin closet. Ideal for a home gym, gear room or dream teenager bedroom. Two outdoor living spaces, one in the rear yard and the other is a rooftop deck. Great access to downtown, Marda Loop, river pathway system, parks and the mountains.