

# \$1,098,000 - 1626 20 Avenue Nw, Calgary

MLS® #A2212776

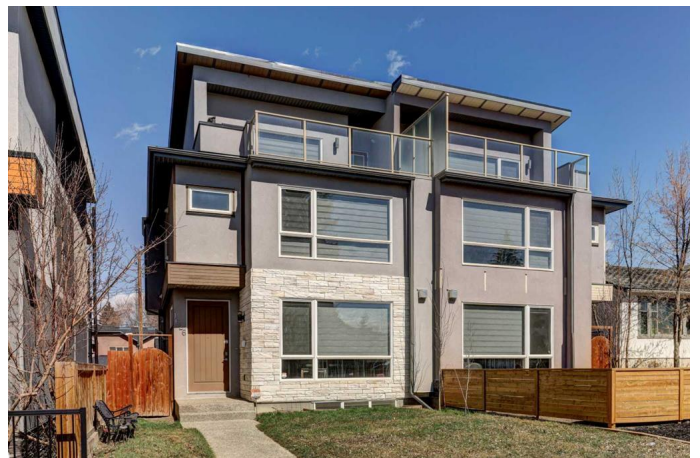
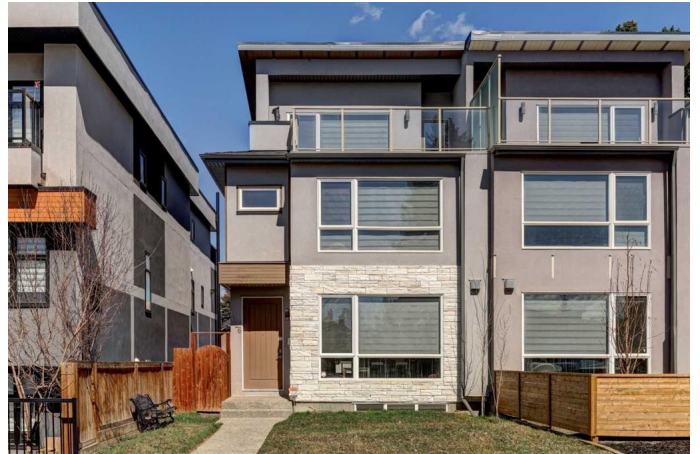
**\$1,098,000**

4 Bedroom, 5.00 Bathroom, 2,465 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

OPEN HOUSE SATURDAY May 10 1-3PM - Situated just north of downtown, this stunning home offers over 3,000 sq.ft. of luxurious living space, a stunning master retreat, rooftop patio and exceptional curb appeal. With 4 spacious bedrooms—each featuring its own full bathroom—this property is perfect for families or those seeking flexible living arrangements. Step inside to discover an open-concept main floor centered around a chef-inspired kitchen. Outfitted with elegant shaker cabinetry, double-profile quartz countertops, a gas cooktop, and double ovens, this kitchen is both functional and luxurious. The main level also features a bright dining area, a cozy living room with a gas fireplace, and a convenient 2-piece powder room. The second level offers two bedrooms, each with private ensuites, plus a spacious family room ideal for movie nights or quiet relaxation. Ascend to the show-stopping top floor, where the entire level is dedicated to your luxurious primary retreat. Enjoy your private rooftop patio with city views, a gas fireplace, an expansive walk-in closet, and a spa-inspired ensuite featuring double vanities, a soaker tub, and a walk-in shower. The lower level features a fully self-contained (illegal) 1-bedroom suite with a private entrance, full kitchen, in-suite laundry, and bathroom—perfect for rental income or multi-generational living. Additional highlights include a double detached garage, a fully fenced yard, and an unbeatable location just steps from SAIT, U of C, and downtown. Other



nearby amenities include proximity to Confederation Park, Foothills Medical Centre, pump track, golf course, driving range, and the Calgary Winter Club. Whether you're looking for an upscale family home or an investment opportunity, this property has it all. Don't miss your chance to own this exceptional inner-city home—schedule your private showing today!

Built in 2019

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2212776               |
| Price          | \$1,098,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,465                  |
| Acres          | 0.07                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1626 20 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 1G8           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Double Vanity, Quartz Counters, See Remarks, Storage |
| Appliances        | Dishwasher, Double Oven, Gas Cooktop, Refrigerator, Washer/Dryer, Window Coverings  |
| Heating           | Central, Natural Gas                                                                |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 2                                                                                   |
| Fireplaces        | Gas                                                                                 |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full, Suite                                                               |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard                  |
| Roof              | Asphalt Shingle                       |
| Construction      | Stucco                                |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 16               |
| Zoning         | H-GO             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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