

# \$679,000 - 703 20 Avenue Nw, Calgary

MLS® #A2263007

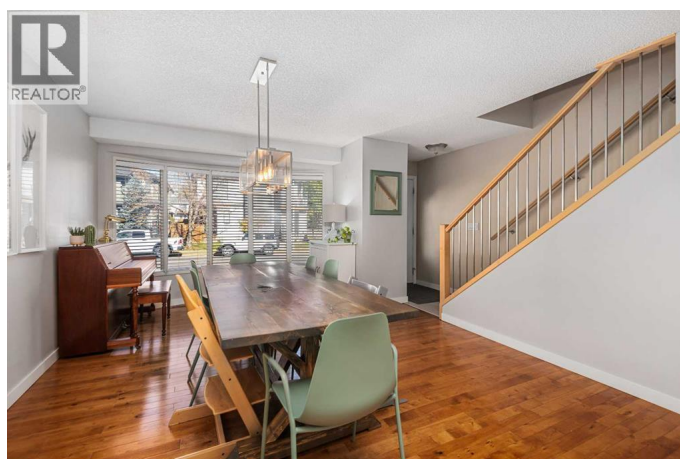
**\$679,000**

4 Bedroom, 3.00 Bathroom, 1,647 sqft

Single Family on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Located in the highly desirable inner-city community of Mount Pleasant, this fully developed 4-bedroom, 4-bathroom two-storey home truly checks all the boxes. You're immediately welcomed by large windows that fill the space with natural light, creating a warm and inviting atmosphere. The fully renovated kitchen offers a fresh, modern space to cook and gather, featuring granite countertops, light cabinetry, stainless steel appliances, island, and a stylish backsplash. The main floor showcases gleaming hardwood floors, wood burning fireplace, and a spacious living room with direct access to the sunny south-facing backyard—perfect for entertaining or relaxing. New fencing creates a sense of privacy, transforming the yard into a peaceful retreat. A renovated powder room completes this level. Upstairs, the generous primary bedroom includes its own private balcony and a 3-piece ensuite, while the main bathroom has been beautifully updated with a clean, contemporary design. Two additional spacious bedrooms complete this level. The fully developed lower level features a large bedroom (window not to current egress code), a 4-piece bathroom, and a flex space—ideal for a media room, recreation area, or hobby space. There's also plenty of additional storage. Notable upgrades providing peace of mind include new shingles on the garage, blown-in insulation, most windows replaced, and a newer furnace and hot water tank (2018). Ideally located near King George School, this home offers easy



access to transit, downtown, and all amenities. With its prime location, thoughtful updates, and sunny south exposure, this is a fantastic opportunity to own a move-in-ready home in one of Calgary's most desirable inner-city neighbourhoods." (id:6289)

Built in 1981

**Essential Information**

Listing #	A2263007
Price	\$679,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,647
Acres	0.07
Year Built	1981
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	703 20 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
Province	Alberta
Postal Code	T2M1E2

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Freezer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      Royal LePage Mission Real Estate



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