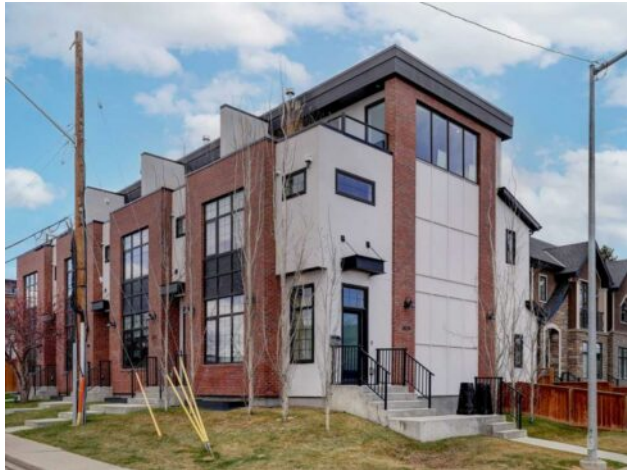


**4929 20 Street SW
Calgary, Alberta**

MLS # A2213491



\$879,900

Division:	Altadore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,663 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn, Private, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 448
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: The TV and wall bracket will be left in the basement

HOME SWEET HOME! This is your rare opportunity to own an extraordinary, CORNER, END-UNIT BROWNSTONE 3 storey Townhouse that was CUSTOM BUILT in 2019 in the heart of Marda loop in the sought-after community of Altadore. This stunning Townhouse offers the ultimate in New York City Brownstone living with charming curb appeal and a gorgeous brick facade. Step inside to discover the magnificently modern open concept layout with 10 foot ceilings, gleaming wide pane hardwood flooring and sophisticated finishing's throughout. The main floor offers a bright foyer, 2 piece vanity bathroom, formal dining area perfect for hosting gatherings and a spacious living room flooded in natural sunlight complimented by a cozy, striking gas fireplace. There is a custom built pantry for extra storage. The star of the floor is the white gourmet chef's kitchen complete with lavish white cabinetry, premium stainless steel appliances including a gas range, a focal point centre quartz island and stylish subway tile backsplash. Upstairs, you will find the dreamy primary bedroom with a walk-in closet, spa-like 4 piece ensuite bathroom with elegant white finishings, double vanity sinks and a curbless shower, an additional spacious bedroom, another full 4 piece bathroom and a convenient laundry room. The 3rd level contains a flexible family room that can also accommodate a bonus room for a growing family, media room or a fantastic home office. There are even electric blinds! There is a 3rd level ROOFTOP PATIO with panoramic city views. The fully finished basement offers a 3rd full bedroom, another 4 piece bathroom, a built-in office nook, storage room and a huge recreation room. Completing this exquisite home is a single detached garage and a RARE PRIVATE, FULLY FENCED BACKYARD perfect for entertaining and pet

owners. Located close to all the major amenities in the area steps from coveted schools, serene Sandy Beach Off-Leash Park, Elbow River and its pathways, bustling Marda Loop and all the popular shopping, coffee shops, bars, restaurants, parks, public transportation and major roadways. Perfect for investors and home buyers alike. Don't miss out on this GEM, book your private viewing today!