

**1322C 20 Street  
Didsbury, Alberta**

**MLS # A2283760**



**\$299,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,668 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Off Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 125
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Dryer, Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Step into a bright, beautifully designed home that blends comfort(A/C), style, and effortless living. Offering three spacious bedrooms&mdash;each with its own walk-in closet&mdash;two private balconies, and a thoughtful open-concept layout, this property delivers both function and charm. The main floor welcomes you with a modern kitchen featuring an eating bar and sleek stainless steel appliances. Just off the kitchen sits a generous dining area perfect for gatherings, a convenient 2-piece bath, and a warm, inviting living room complete with a cozy nook and access to your first balcony. Upstairs, you&rsquo;ll find two oversized bedrooms, each boasting walk-in closets. The primary bedroom includes a charming nook and its own balcony&mdash;an ideal spot for morning coffee. A well positioned laundry room with cabinetry and folding counter adds everyday convenience, along with a 4-piece bathroom. The fully finished basement is bright and surprisingly spacious, offering a welcoming family area filled with natural light. A large third bedroom with a walk-in closet and its own 4-piece ensuite creates a perfect private retreat for guests or older family members. Outside, enjoy a cute, fenced yard&mdash;ideal for plants, or simply relaxing outdoors. Dedicated parking adds to the ease of living. Located just steps from Main Street shopping and close to all local schools, this home sits in a prime, walkable neighborhood. With low-maintenance living and exceptionally affordable condo fees, it&rsquo;s an excellent choice for first-time buyers, downsizers, or investors looking for a smart, stress-free property.