

\$899,900 - 403 20 Avenue Nw, Calgary

MLS® #A2239529

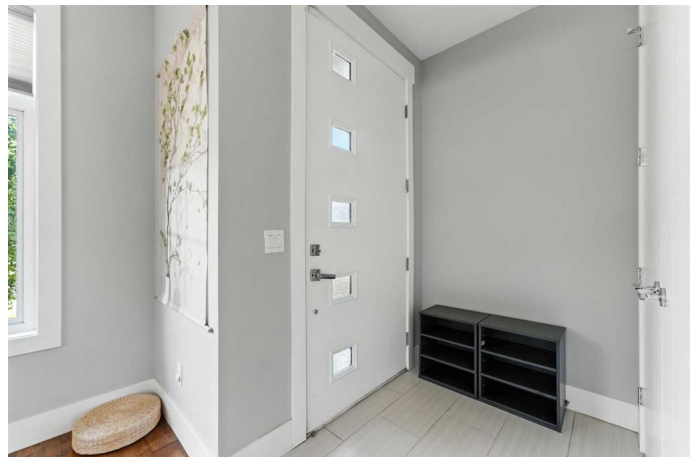
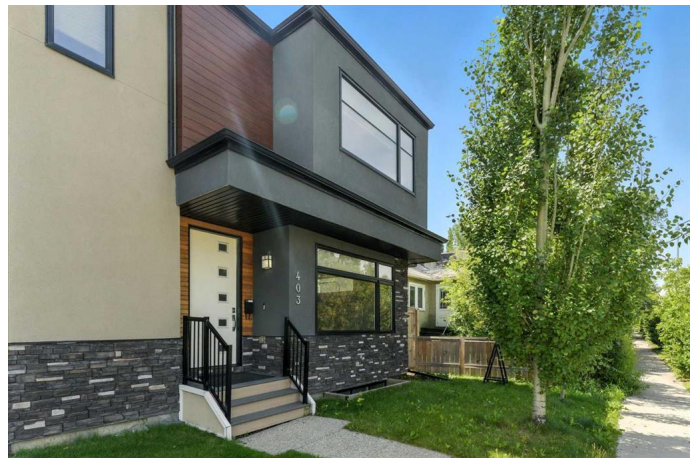
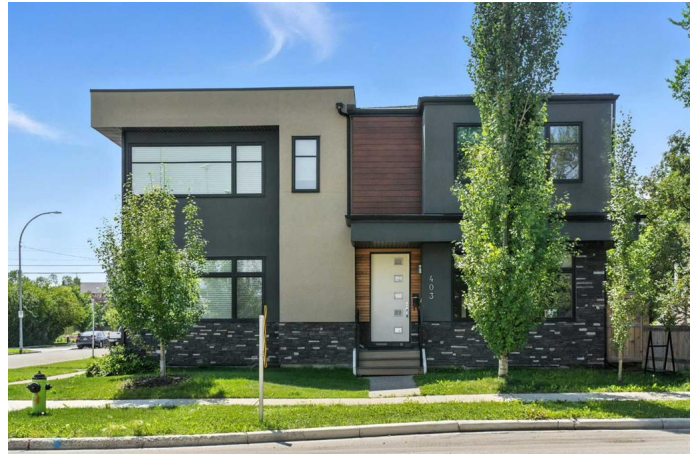
\$899,900

4 Bedroom, 4.00 Bathroom, 2,039 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Welcome to your inner-city paradise in the heart of Mount Pleasant, where contemporary design meets spacious elegance. This beautifully designed home offers sprawling, sun-drenched rooms framed by oversized windows and boasts an extra-deep SOUTH-facing backyard that opens onto a charming circular park—perfect for families and entertainers alike. The open-concept main floor is centered around a stunning dual-sided fireplace, seamlessly connecting the expansive living room with a formal dining area and a chef-inspired kitchen. You'll love the quartz waterfall island, sleek white high-gloss cabinetry, butler's pantry, and premium stainless steel appliances—offering style, functionality, and ample storage space. Every detail has been thoughtfully elevated, including 8-foot doors and 9-foot ceilings on every level. Upstairs, the luxurious master bedroom features unobstructed park and downtown views, a spa-like 5-piece ensuite with quartz counters and his-and-her sinks, and a generous walk-in closet. Two additional spacious bedrooms with large windows and a 4-piece bath complete the upper floor. The fully developed basement continues the home's refined finishes with a quartz wet bar, large rec room, full bathroom, and a guest bedroom. Additional highlights include vaulted ceilings, rough-ins for in-floor heating and A/C, and contemporary finishes throughout. Located just minutes from downtown, transit, Confederation Park, schools, SAIT, and all the



amenities of inner-city living, this home offers the perfect blend of style, convenience, and lifestyle. Book your viewing today!

Built in 2014

Essential Information

MLS® #	A2239529
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,039
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	403 20 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1C5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2025
Days on Market	68
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.