

# \$849,900 - 1813 20 Avenue Nw, Calgary

MLS® #A2260926

**\$849,900**

4 Bedroom, 4.00 Bathroom, 1,925 sqft  
Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

\*OPEN HOUSE SUNDAY NOV 2 from 1:00-3:00pm\* Welcome to this stunning custom-built home, nestled in the highly desirable and mature community of Capitol Hill. This Modern French Country design blends elegance with timeless finishes, offering the perfect mix of style and comfort. With a sunny SOUTH backyard, this home is bathed in natural light to enjoy throughout the day.

Inside, you'll find exotic hardwood flooring, premium Alaska white granite countertops, rich custom cabinetry, tiled backsplash, and modern fit and fixtures all thoughtfully designed. The home is also wired for sound with built in speakers for your entertainment.

The floor plan is both functional and inviting, featuring a warm and welcoming foyer, main floor den with double doors for privacy, and an open-concept kitchen, dining, and living room centered around a cozy gas fireplace and lots of windows. The kitchen has a vast amount of rich wood cabinetry, a one of a kind island with corbel decorative ends, convenient pantry, gas stove – ideal for gatherings and everyday living.

Upstairs, a bright loft with skylight welcomes you to three generous bedrooms. The primary is truly a retreat, large enough for a sitting area, and complete with a spa-inspired ensuite featuring dual vanities, make up desk with



granite counters, a marble backsplash, heated tile floors, a soaker tub, a tiled shower, and a walk-in closet. Brand new carpet was just installed upstairs.

The fully finished lower level offers even more space with a huge family room, wet bar, fourth bedroom currently used as a home gym, full bathroom, and in-floor heat rough-in for added comfort.

Outside, the property has mature trees, large Southern backyard space to enjoy with a double detached garage completing the package.

This home combines modern design, luxury finishes, and a prime location—just minutes to many schools, parks, shopping, transit and easy access to downtown. A true gem in Capitol Hill!

Built in 2011

### **Essential Information**

MLS® #	A2260926
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,925
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	1813 20 Avenue Nw
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Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1H4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, French Door
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor, Forced Air, In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 29th, 2025
Days on Market	33
Zoning	H-GO

### **Listing Details**

Listing Office	Ally Realty
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