

# \$1,799,900 - 1812 20 Avenue Nw, Calgary

MLS® #A2190635

**\$1,799,900**

4 Bedroom, 5.00 Bathroom, 3,301 sqft  
Residential on 0.14 Acres

Capitol Hill, Calgary, Alberta

Located in the long-established community of Capitol Hill, this breathtaking 4 bedroom home, with over 3800 sq ft of luxurious living space built by Calgreen Homes, has recently been awarded with esteemed BILD & CHBA awards. Beautifully crafted with meticulous thought which highlights the unique features of this exquisitely designed home. The main level is graced with hardwood floors in a herringbone configuration, high ceilings, stylish lighting & painstaking details such as cedar panelled ceilings, exposed beams & wood detailing, showcasing a sunken front family room with feature fireplace, vaulted ceiling & plenty of natural light. An elegant hallway with beamed ceiling leads to a spacious dining area adorned with built-in cabinets & intricate porcelain tile panel. The kitchen is open to the dining area & is discerningly finished with leathered granite counter tops, island/eating bar, more than ample storage space, pantry & Jenn-Air appliance package. The living room is anchored by a fireplace & also has access to the private south facing front courtyard, which creates a refined indoor/outdoor living space. Completing the main level is a 2 piece powder room & mudroom with access to the garage. A contemporary glass staircase with LED lighting leads to the second level which hosts a loft area that cleverly connects to a private bedroom with 3 piece ensuite via a second level balcony. The posh primary retreat boasts a private balcony, vaulted ceiling, walk-in closet with LED undermount lighting & opulent



6 piece ensuite with dual sinks, relaxing oval soaker tub & rejuvenating steam shower. Completing the second level are 2 additional bedrooms, a 4 piece bath & laundry facilities. Basement development is the perfect space for game or movie night, complete with a built-in entertainment centre, full wet bar & convenient 2 piece bath. Other notable features include in-floor hydronic heating in the dining, kitchen & living areas, built-in speakers & warm, modern ambience that fills the entire home. The location can't be beat close to popular neighbourhood amenities such as Weeds Caf , Edelweiss Village, Confederation Park, two community centres, shopping, schools, public transit, SAIT & U of C.

Built in 2023

### Essential Information

MLS® #	A2190635
Price	\$1,799,900
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,301
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1812 20 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary

Province Alberta  
Postal Code T2M 1H3

### Amenities

Parking Spaces 2  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound  
Appliances Bar Fridge, Convection Oven, Dishwasher, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator  
Heating In Floor, Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Partial

### Exterior

Exterior Features Balcony, Courtyard, Lighting, Private Entrance, Private Yard  
Lot Description Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot  
Roof Asphalt Shingle  
Construction Composite Siding, Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed January 28th, 2025  
Days on Market 80  
Zoning H-GO

### Listing Details

Listing Office RE/MAX First

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.