# 1317 20 Avenue NW

Calgary | Active | MLS® A2333331

**$950,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **4** | **2014** | **1,757 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Century 21 Bamber Realty LTD.

# A closer look

Bright open plan, detached infill, with a two bedroom Walk-Out legal suite. Both the house and legal suite have high quality finishes through out. Plank wood flooring, granite counter tops, stainless steel appliances. Main floor has a den/office, kitchen open to living & dining room with feature wall with gas fire place, and A/C. Sliding doors to deck over looking south facing private backyard c/w gas hook up for BBQ. Upstairs has two bedrooms . Primary bedroom is massive with built-ins and a spa like en-suite. There is a second bath for the guest bedroom. Also an upstairs laundry for convenience. The legal suite has its own out door space with a large patio by the entrance. Floor to ceiling windows in the living room and large windows through out for amazing natural light. (Both fridges new 2025, upstairs dishwasher new 2025, suite dryer new 2025, sump pump replaced 2023, sewage pump replaced 2026). Total of 5 bedrooms with the walk-out 2 bedroom legal suite. Some photos have been " digitally stage"

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2333331 |
| **Bedrooms** | 5 |
| **Bathrooms** | 4 |
| **Year Built** | 2014 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | Yes |
| **Num Legal Suites:** | 1 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 1,757 sq. ft. |
| **Main Level Finished Area:** | 871.5 sq. ft. |
| **Upper Level Finished Area:** | 886 sq. ft. |

| | |
|---|---|
| **Below Grade Finished Area:** | 770.6 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 3,003 sq. ft. |
| **Lot Frontage:** | 25' |
| **Front Exposure:** | North |
| **Unit Exposure:** | North |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2014 (Age: 12) |
| **Bedrooms:** | 5 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 4.0 (Full:4, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 3150P |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, Walk Out |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Wood |
| **Cooling:** | Central Air |

| | |
|---|---|
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement, Upper Level |
| **City Quadrant:** | Northwest |
| **Community:** | Capitol Hill |
| **Appliances:** | Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | None |
| **Restrictions:** | None Known |
| **Main Floor** | Bedroom · 10'11" × 10'1" · |
| **Main Floor** | Kitchen · 11'11" × 10'7" · |
| **Main Floor** | Dining Room · 12' × 7' · |
| **Main Floor** | Living Room · 15'11" × 15'3" · |
| **2nd Floor** | Bedroom - Primary · 17' × 15'11" · |
| **2nd Floor** | Bedroom · 8'4" × 5'5" · |
| **Suite** | Bedroom · 14'9" × 10'6" · |
| **Suite** | Bedroom · 9'10" × 9'3" · |
| **Suite** | Living Room · 14'8" × 10'3" · |
| **Suite** | Eat in Kitchen · 10'2" × 8'1" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby |

| | |
|---|---|
| **Interior Features:** | Built-in Features, Granite Counters, Jetted Tub |
| **Exterior Features:** | BBQ gas line |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | H-GO |
| **Listed Date:** | Aug 02, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1317-20-avenue-nw-calgary-a2333331/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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