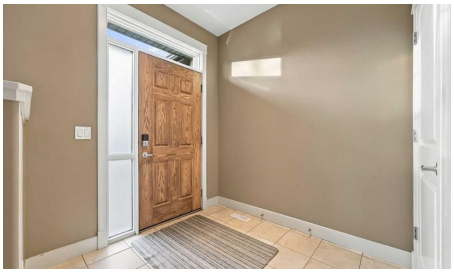
706 20 Avenue NW

Calgary | Active | MLS® A2358105

$809,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2008**	**1,855.83 sq. ft.**

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Listed by CIR Realty

A closer look

Mount Pleasant - 706 20 Avenue NW: Welcome to this brand-new-condition 2-storey home in the desirable community of Mount Pleasant. This turn-key, 1,856 sq ft home offers 3 bedrooms, 2.5 bathrooms, central A/C, and a detached double garage. The main floor features walnut hardwood throughout. The south-facing living room is filled with natural light from large windows and anchored by a gas fireplace with a stone front and mantel. The rear-facing kitchen is equally impressive with granite countertops and stainless steel appliances, including a gas range. A breakfast bar with a beverage fridge seats four, and a walk-in pantry provides ample storage. A 2-piece powder room and a back entrance with a coat closet complete the main floor. Upstairs, a skylight brightens the open staircase. The spacious primary bedroom includes a walk-in closet with custom shelving and a 5-piece ensuite with dual sinks, granite counters, a glass-door shower, a soaker tub, and a skylight. Two additional bedrooms, a 4-piece main bathroom with granite counters and a soaker tub, and a laundry room with a laundry sink and plenty of cabinets complete the upper level. The 760 sq ft unfinished basement includes a cold room and a rough-in for a 3-piece bathroom. Never lived in, this home shows like new. It was previously used as a private consulting office for an executive business, with no client traffic. Outside, enjoy the sun on the south-facing front porch with aggregate steps and walkways. The fully fenced backyard features an exposed aggregate concrete patio, a gas line for your BBQ, and a grassy area for the kids to play. Experience the best of inner-city living with Confederation Park, schools, and St. Joseph Dog Park all within walking distance. You’re also just minutes from 16th Avenue (Highway 1), downtown, SAIT, and the University of Calgary.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358105
Bedrooms	3
Bathrooms	3
Year Built	2008
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,855.83 sq. ft.
Main Level Finished Area:	927.61 sq. ft.
Upper Level Finished Area:	928.22 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2008 (Age: 18)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2934O
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Stone
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 15'1" × 12'9" ·
Main Floor	Dining Room · 12'10" × 9'2" ·
Main Floor	Living Room · 25'1" × 15'11" ·
Upper Level	Bedroom - Primary · 14'5" × 11'10" ·
Upper Level	Bedroom · 13'10" × 9'8" ·
Upper Level	Bedroom · 14'11" × 10'6" ·
Upper Level	Laundry · 7'5" × 5' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Sidewalks, Street Lights

Interior Features:	Double Vanity, Granite Counters, Open Floorplan, Pantry, See Remarks, Skylight(s), Storage, Tray Ceiling(s), Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/706-20-avenue-nw-calgary-a2358105/

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

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