



**DJ Golden**  
**REAL ESTATE**

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**4928 20A Street SW**  
**Calgary, Alberta**

**MLS # A2216151**



**\$995,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,837 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan		

**Inclusions:** N/A

Welcome to this beautifully constructed and maintained home in the highly sought-after community of Altadore, offering a rare combination of classic design, thoughtful layout, and exceptional location. Situated on a quiet street just moments from River Park and the vibrant Marda Loop, this home blends warmth and character with practical features for everyday living. The main floor showcases hardwood flooring throughout, a private front office ideal for those working from home, and a spacious living area featuring a gas fireplace with built-in cabinetry. The kitchen features timeless custom wood cabinetry, granite countertops, under-cabinet lighting, a walk-in pantry, a brand-new professional-grade gas range, and a beverage fridge—offering both function and charm for everyday use or entertaining. Upstairs, you'll find three generously sized primary suite with a large ensuite featuring a skylight, soaker tub, and separate shower. A dedicated laundry room is also located on the upper floor for added convenience. The wood railing & staircase enhance the natural light and traditional charm of the home. The fully developed basement extends the living space with a comfortable family room, additional bedroom, and full bathroom. Other notable features include a brand-new roof, central air conditioning for warm summer nights, fresh paint throughout, and updated carpet and window coverings (2019). The home offers excellent storage, thoughtful built-ins, and enduring finishes that reflect quality craftsmanship. Located within walking distance to highly rated schools, popular local shops, cafes, and restaurants, and just minutes from River Park's off-leash trails and Elbow River pathways. Book your showing today!