

# \$799,900 - 821 20 Avenue Nw, Calgary

MLS® #A2220116

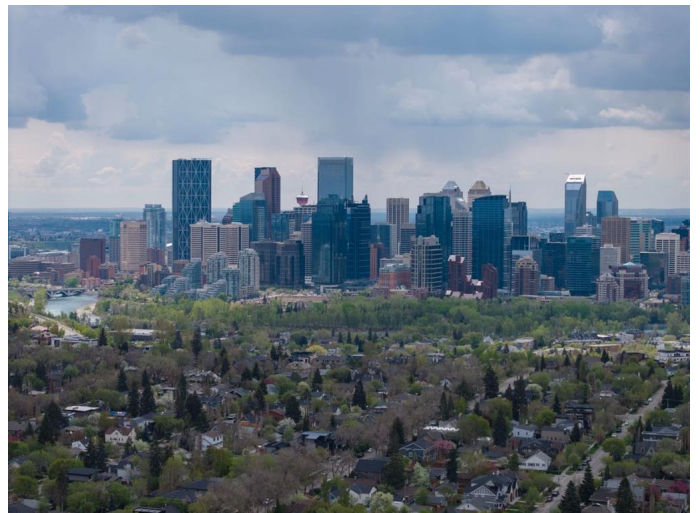
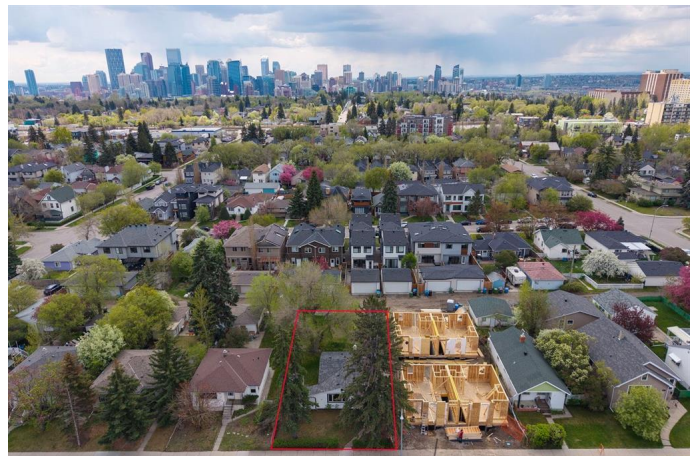
**\$799,900**

3 Bedroom, 2.00 Bathroom, 716 sqft

Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

Calling all buyers, investors, and builders – this exceptional property sits on a premium 50' x 120' south exposed lot in the highly sought-after community of Mount Pleasant. Recently rezoned to H-GO (Housing – Grade-Oriented Infill), this lot opens the door to higher-density redevelopment allowing for a wider range of future possibilities with downtown views! The well-maintained character bungalow offers immediate appeal for those looking to move in or to generate some rental income. Featuring preserved original hardwood floors, a charming antique-style gas fireplace, character textured ceiling and designated patio area in the spacious sunny back yard. The main level includes a bright formal living with combined dining space, a sun-filled kitchen with updated appliance(s), two generously sized bedrooms with built in drawers in the master bedroom, and a full bathroom. The fully developed basement, with a side entrance, includes shared laundry, ample storage space, and a self-contained one bedroom suite. This developed area is ideal for tenants, multi-generational living, or home office space. Recent updates include a newer hot water tank (2022), roof (2016), and newer windows. The interior has been freshly painted and the home's exterior has been well maintained over the years. Surrounded by newer developments and just steps from Confederation Park, SAIT, schools, trendy cafes, and transit, this location offers the best of inner-city living. Only a short



distance to downtown & Kensington, this is a rare opportunity to own a versatile property with both current charm and tons of future potential. Call to book your private viewing today!

Built in 1945

### **Essential Information**

MLS® #	A2220116
Price	\$799,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	716
Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	821 20 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1E4

### **Amenities**

Parking Spaces	4
Parking	Alley Access, Off Street, On Street, Parking Pad, Stall, Outside

### **Interior**

Interior Features	Separate Entrance, Storage
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Rectangular Lot, Street Lighting, Treed, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	4
Zoning	H-GO

## Listing Details

Listing Office	RE/MAX House of Real Estate
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