

\$679,900 - 817 20 Avenue Nw, Calgary

MLS® #A2210394

\$679,900

4 Bedroom, 2.00 Bathroom, 811 sqft
Residential on 0.12 Acres

Mount Pleasant, Calgary, Alberta

Welcome to this WELL-MAINTAINED character bungalow situated on a spacious 43 X 120 lot zoned H-GO in the highly sought-after community of Mount Pleasant. Just two blocks away from a French Immersion school (K-5), and a 10min. walk to SAIT, Confederation Park, Community Center with outdoor swimming pool, and a variety of stores and restaurants along 16th Avenue, this location offers unbeatable urban living convenience and lifestyle. Since the year of 2011, this property has undergone numerous upgrades: Upgraded Electrical Panel (2011), Roof Replacement (2011), Some Window Replacement and Installation of Aluminum Window Trim (2011), Kitchen flooring (2018), Garage Door (2019), Full Basement Development (2019) including new insulation along the concrete walls and acoustic insulation between the main level and the basement for soundproofing, Garage Roof (2020), Dryer on main level (2023) and Washer on main level (2024), New 50gal Hot Water Tank (2025), New Dishwasher on main level (2025).

The bungalow main level features an eat-in kitchen with ceiling height cabinetry in a trendy light tone, a spacious living room, two well-sized bedrooms and a full bath. A stacked washer and dryer set completes this level. The bright basement, with its separate entry and south facing windows, boasts two bedrooms with closets, a kitchenette with refrigerator, a full bath and a second set of stacked washer



and dryer. Enjoy the large sunny south facing backyard and concrete patio - perfect for relaxing and entertaining. With H-GO zoning, this property also offers exceptional investment and development opportunity (H-GO adds the option of higher intensity redevelopment than that of R-CG). Don't miss out this incredible opportunity!

Built in 1945

Essential Information

MLS® #	A2210394
Price	\$679,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	811
Acres	0.12
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	817 20 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1E4

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Freezer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2025
Days on Market	3
Zoning	H-GO

Listing Details

Listing Office	CIR Realty
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