

\$449,900 - 1707 20 Avenue Nw, Calgary

MLS® #A1119001

\$449,900

3 Bedroom, 2.00 Bathroom, 1,141 sqft
Residential on 0 Acres

Capitol Hill, Calgary, Alberta

A RARE DEVELOPMENT OPPORTUNITY!

This is a fabulous opportunity to acquire a property with the RCG zoning for development or use the existing residence as a rental investment. A future thought to build your own custom residence! A bright three-bedroom bungalow situated on a desirable lot in Capitol Hill. The existing charming residence with a traditional floor plan offers entertainment-sized living & dining rooms, large picture windows, kitchen, private office downstairs, recreation area and 2 full bathrooms in total. This little gem of a property offers a south facing back yard with great exposure, has easy back-lane access, additional single detached garage and two additional separate car parking stalls and one newer garden shed. Minutes to SAIT, downtown, transit & amenities. This sensational find is outstanding in value and location.

Built in 1961

Essential Information

MLS® #	A1119001
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,141
Acres	0.00
Year Built	1961



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1707 20 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1H2

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Cooktop, Garage Control(s), Oven-Built-In, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Exterior

Exterior Features	Courtyard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2021
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Days on Market 52
Zoning R-CG

Listing Details

Listing Office Courtesy Of Annie Liu Of HOMECARE REALTY LTD.

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