

**833 20 Avenue NW**  
**Calgary, Alberta**

**MLS # A2320272**



**\$849,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** Basement Refrigerator, Garage Door Opener + 2 Remote Controls, 2 Oak Shelves in Kitchen, Wall Mounted Speakers in Basement, Storage Shed

Attention developers + investors 50' x 120' lot in sought after Mount Pleasant with huge development potential. Featuring a lower level with separate entrance, ideal for future renovations, or a large lot for new builds. Over 1780 sqft. of living space! Major renovations have been completed over the years including windows, siding, shingles, relining of sewer line, furnace, water lines, + electrical box. Huge living room and formal dining room with solid oak flooring plus large eat in country kitchen, 2 bedrooms and a 4-pc bath complete the main floor. The lower level includes a new 2pc bath, a spacious family room, den and laundry area. The sunny south yard includes a newer 19' x 10' covered deck and a 24' x 22' garage. Easy access to SAIT, transit and Confederation Park.