

\$460,000 - 1120 20 Avenue Nw, Calgary

MLS® #A2203184

\$460,000

2 Bedroom, 2.00 Bathroom, 539 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

OPEN HOUSE SATURDAY, MARCH 22, FROM 12PM - 2PM. Why pay condo fees when you can own your own piece of land? This charming raised bungalow in the heart of Capitol Hill is the perfect first home or long-term investment opportunity! Just minutes from Confederation Park, this property offers the best of inner-city living with easy access to downtown, SAIT, U of C, and Kensington. Step inside to find beautiful hardwood floors, complemented by newer vinyl windows that let in plenty of natural light, and a well-equipped kitchen offering ample counter space for all your cooking needs. A good sized bedroom—perfect for guests, a roommate, or a home office, plus an updated 4pc bathroom adds a modern touch. Downstairs, the fully finished lower level features a spacious second bedroom with a private 3-piece ensuite and laundry. Outside, enjoy your private yard with two convenient parking spaces. The roof was replaced in 2017, providing added peace of mind. Commuting downtown is a breeze with transit, bike paths, and major roads just steps away. Confederation Park is practically your backyard! With over 160 hectares of green space, this urban oasis offers golf, cross-country skiing, playgrounds, pathways, tennis courts, picnic areas, and more! Don't miss your chance to own in one of Calgary's most sought-after neighborhoods.

Built in 1930



Essential Information

MLS® #	A2203184
Price	\$460,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	539
Acres	0.07
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1120 20 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1E8

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Master Downstairs
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Cleared, Private, Rectangular Lot, Street Lighting

Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2025
Days on Market	5
Zoning	H-GO

Listing Details

Listing Office	Real Broker
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