

\$632,988 - 5028 20 Avenue Nw, Calgary

MLS® #A2086387

\$632,988

2 Bedroom, 1.00 Bathroom, 867 sqft
Residential on 0.14 Acres

Montgomery, Calgary, Alberta

****Attention Investors and Builders**** This property stands out as one of the few lots **ALREADY ZONED FOR DEVELOPMENT** in the highly sought-after community of Montgomery. Introducing this charming 2-bedroom + den, 1-bathroom 1950s bungalow which sits on a spacious 50' x 120' rectangular lot, offering endless possibilities for future development. The existing structure offers comfortable living and can serve as a holding property. But the true gem of this property lies in its future potential. With its 50' x 120' R-C2 zoned lot, it's a canvas ready for your vision. Whether you dream of expanding the current residence or exploring other development opportunities, this property offers endless possibilities. The backyard offers a blank slate for landscaping and outdoor enjoyment. Create your own oasis or plan for future expansion – the choice is yours. Located in a desirable neighbourhood, this bungalow is conveniently close to Market Mall, Bow River, Restaurants, Montalban Off-Leash Park, Foothills Hospital, Alberta Children's Hospital and Schools, making it an excellent choice for both builders and investors. Don't miss the chance to own this 1950s bungalow on a prime lot with great future development potential. Schedule a viewing today and envision the possibilities this property holds.

Built in 1951



Essential Information

MLS® #	A2086387
Price	\$632,988
Sold Price	\$610,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	867
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5028 20 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0V9

Amenities

Parking Spaces	2
Parking	Gravel Driveway, Parking Pad, Tandem

Interior

Interior Features	Laminate Counters, No Smoking Home, Sump Pump(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Cleared, Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block, Wood

Additional Information

Date Listed	October 18th, 2023
Date Sold	November 15th, 2023
Days on Market	28
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	MAXWELL CAPITAL REALTY
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