

\$499,000 - 2217 20 Avenue Sw, Calgary

MLS® #A2117582

\$499,000

3 Bedroom, 2.00 Bathroom, 799 sqft

Residential on 0.08 Acres

Richmond, Calgary, Alberta

Welcome to this charming 1912 character home located in Richmond! This home has been both lovingly maintained and updated over the years preserving a lot of the original charm. This bungalow sits on an extra deep 25 x 141 foot RC-2 lot that fronts both 20th and 21st Avenue presenting unique opportunities for redevelopment! There is tons of curb appeal with this house and it features both a front enclosed veranda and back enclosed entry. The main floor has 2 bedrooms, a living/dining space and an updated kitchen and bathroom. The kitchen has been freshly painted and has a newer dishwasher and microwave, tiled backsplash, stone counters, built in gas stove and a built in oven and the main floor 4 piece bath has been thoughtfully updated and features heated tile floor. Off the kitchen are the stairs leading up the attic space (potential to finish to add extra living space). The basement is partially finished and has a separate entrance, bedroom, 4 piece bath, storage and laundry. Notable updates are the washer and dryer (2023), Furnace (2019) and Hot Water Tank (2021). Enjoy the warmer days in the lush outdoor space with beautiful gardens that include ferns, an apple tree and a rose bush. Socialize on the back patio or around the built in fire pit. The detached double garage faces 21st Avenue which allows for a driveway and additional off street parking. The garage is heated but is also roughed in for in-floor heat and has attic access for extra storage. This charming home



provides an opportunity to buy and renovate, live/rent or redevelop. This location can't be beat and is close proximity to parks, grocery and transit. Easy access to 17th Avenue and a 5 minute drive to the downtown core, Marda Loop and Westbrook Mall as well as Crowchild trail, which makes leaving the city a breeze! Don't miss your opportunity to call this your new home!

Built in 1912

Essential Information

MLS® #	A2117582
Price	\$499,000
Sold Price	\$600,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	799
Acres	0.08
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2217 20 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0M4

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Insulated

Interior

Interior Features	Crown Molding
Appliances	Built-In Gas Range, Dishwasher, Dryer, Freezer, Garage Control(s), Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, None, Tile
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Garden, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 5th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.