

\$759,900 - 4904 20a Street Sw, Calgary

MLS® #A2119343

\$759,900

4 Bedroom, 2.00 Bathroom, 950 sqft

Residential on 0.11 Acres

Altadore, Calgary, Alberta

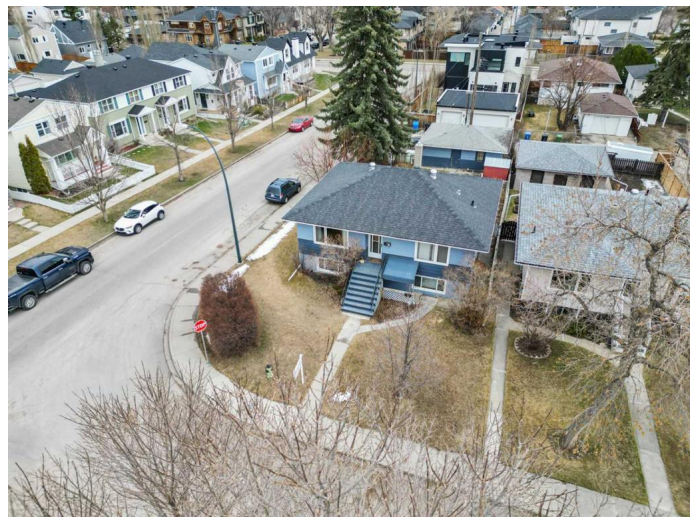
This 42.3 x 117.9 ft R-C2 corner lot situated on the border of Garrison Woods and Altadore is a prime holding property or present day development site. The 949 sq ft non conforming raised up/down duplex with oversized windows and a single garage rents for 1300 up and 1000 down. Month to month tenancy. Tenants split all utilities. All window have been changed except the upstairs bathroom window. The original furnace was replaced by a high efficiency furnace. New stove downstairs. One block off of 20 Street and major bus routes, this centrally located lot is one of the few development lots in the area. With blanket R-CG zoning on the City of Calgary's agenda April 22, this will eliminate one major step of the building application process. The general goal of the R-CG district is to better enable a broader variety of housing in all neighbourhoods. R-CG development leads to a gentle increase in density which makes better use of this existing infrastructure in a city. Mount Royal University is minutes away and you can be downtown in less than 10 minutes. Schools, parks, arenas, tennis courts, swimming pool, athletic park and the trendy Marda Loop area are all within walking distance.

Built in 1955

Essential Information

MLS® #

A2119343



Price	\$759,900
Sold Price	\$760,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	950
Acres	0.11
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4904 20a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5A6

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 19th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Calgary West Realty
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