

\$799,900 - 1711 20 Avenue Nw, Calgary

MLS® #A2130910

\$799,900

4 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.14 Acres

Capitol Hill, Calgary, Alberta

| RCG ZONING | 50X120 LOT | OVERSIZED
DOUBLE CAR GARAGE | LOCATED IN
DESIRABLE CAPITOL HILL | 4 BED + 2
BATH | SOUTH BACKYARD

CALLING ALL BUILDERS & INVESTORS!

This lot is zoned for a 4plex with legal basement suites – 8 units total (with city permission). This property meets the criteria for the MLI Select program, take advantage of this wonderful opportunity.

Situated in the heart of Capitol Hill, this home enjoys all the benefits of urban living while maintaining a serene suburban ambiance. Residents relish the convenience of easy access to schools, parks, shopping centers, dining establishments, and major transportation routes. Spanning across a generous 5995.50 SQ FT sized lot, this RCG property offers ample outdoor space for various activities, from gardening to hosting outdoor gatherings. The expansive yard provides endless possibilities for customization. For those with multiple vehicles or in need of extra storage space, the property features an oversized garage complemented by a front and back parking pad. This configuration ensures convenient parking options for residents and guests alike, eliminating the hassle of street parking. Designed with functionality in mind, the interior layout of the home maximizes space utilization. From the welcoming foyer to the



well-appointed bedrooms, every room is thoughtfully crafted to accommodate lifestyles and preferences. On the main floor, there is a good-size living area, kitchen, two bedrooms and a 4 piece bathroom. Adding to the home's appeal is a fully finished basement, offering additional living space that can be tailored to suit various needs. The basement includes a dedicated laundry space, bedrooms, and a full bathroom. Moreover, embrace sunny days and outdoor living in this captivating bungalow boasting a south-facing backyard—a coveted feature ensuring an abundance of natural light year-round.

Experience Capitol Hill's vibrant lifestyle in this welcoming home—schedule a private viewing today and envision the endless possibilities!

Built in 1952

Essential Information

MLS® #	A2130910
Price	\$799,900
Sold Price	\$860,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	887
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1711 20 Avenue Nw
Subdivision	Capitol Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2M 1H2

Amenities

Parking Spaces	7
Parking	Additional Parking, Alley Access, Double Garage Detached, Driveway, Off Street, On Street, Outside, Oversized, Parking Pad, Paved, Secured

Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Lawn, Interior Lot, Street Lighting, Private, Rectangular Lot
Roof	Asphalt
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 14th, 2024
Days on Market	4
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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