

# \$599,900 - 528 20 Avenue Nw, Calgary

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MLS® #A2171120

## \$599,900

2 Bedroom, 1.00 Bathroom, 831 sqft

Residential on 0.10 Acres

Mount Pleasant, Calgary, Alberta

Seize this exceptional opportunity to acquire a prime 37.5' x 120' lot with H-GO zoning in the highly desirable inner-city community of Mount Pleasant NW. This location is perfect for those looking to capitalize on the new H-GO (Housing Grade Oriented District) and R-CG (Residential-Grade Oriented District) zoning bylaws. For an additional \$599,900, you can purchase the adjacent property (524 - 20 Ave. NW), expanding your total lot size to 75' x 120'. This combined space is perfect for townhouse-style housing development or potential rezoning to R-CG, pending final approval from the City of Calgary. Currently, the home is rented to long-term tenants who appreciate the location and convenience. Please note that the property is being SOLD for Land Value and "AS-IS". Don't miss out on this golden opportunity to expand your portfolio in a thriving community!



Built in 1910

## Essential Information

MLS® #	A2171120
Price	\$599,900
Sold Price	\$580,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	831
Acres	0.10

Year Built	1910
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

### Community Information

Address	528 20 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1C6

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

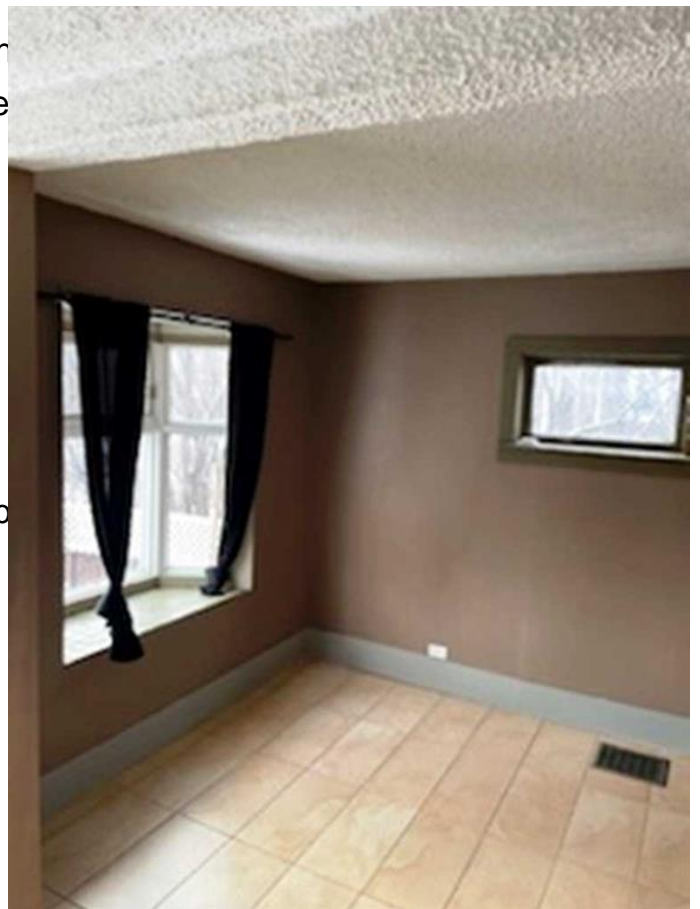
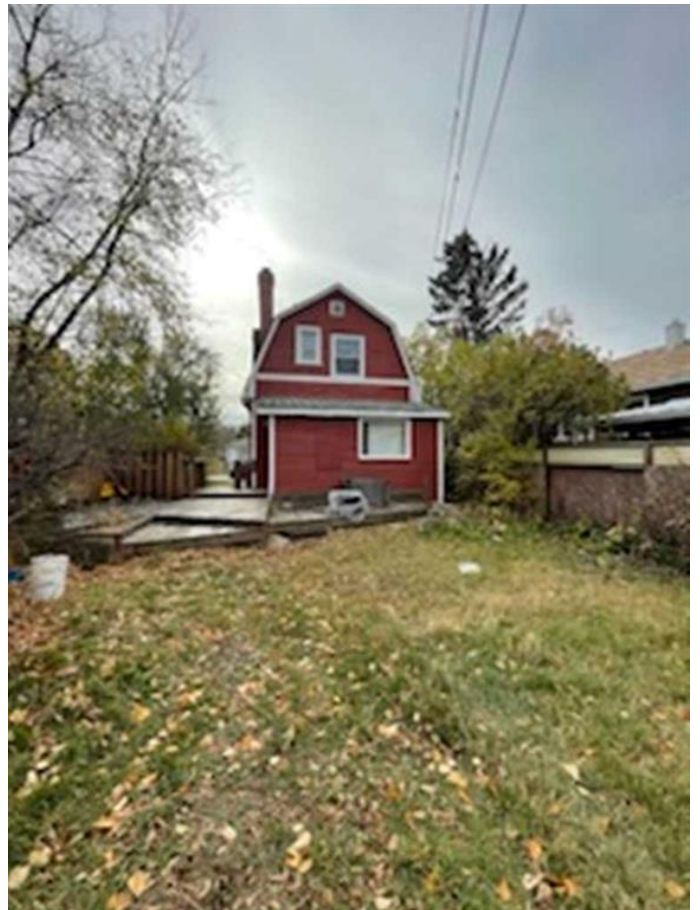
Interior Features	No Animal Home, No Smoking
Appliances	Dryer, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrubs
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 9th, 2024
Date Sold	October 10th, 2024
Days on Market	1
Zoning	H-GO
HOA Fees	0.00



**Listing Details**

Listing Office                      Unison Realty Group Ltd.

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