

520 20 Avenue NW
Calgary, Alberta

MLS # A2204971



\$679,000

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|------------------|---|---------------|-------------------|
| Division: | Mount Pleasant | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,185 sq.ft. | Age: | 1949 (76 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Alley Access, Garage Door Opener, Garage Faces Rear, Plug-In, RV Access | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | City Lot, Dog Run Fenced In, Landscaped, Lawn, Street Lighting | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Granite Counters, Separate Entrance | | |

Inclusions: Basement: Additional 2 fridges & stove

This detached is at a sweet price point - located in Mount Pleasant! Ideal for a new homeowner that would like to live upstairs and rent out the basement with a separate entrance. Comes with single detached garage & RV Parking with an asphalt pad & an electrical outlet. Upgrades worth mentioning are the new 50 Gallon Hot Water Tank & a completely renovated kitchen in 2018. The hardwood floors were redone a few years ago as well. If you have a dog or want a low maintenance backyard, the artificial grass and fenced dog run is great. As is the off leash park one block away. Close proximity to the Rec Centre, SAIT, restaurants, Confederation Park, and downtown, convenience is at your doorstep. This home is a fantastic starter, investment, or the perfect place to live upstairs while earning rental income downstairs. Don't miss the opportunity to live in the sought-after Mount Pleasant neighborhood & book your showing today!