

239 20 Avenue NE
Calgary, Alberta

MLS # A2216079

\$795,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	688 sq.ft.	Age:	1946 (79 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to 239 20 Avenue NE – a rare opportunity to own a appx 50’ x 120’ M-C1 zoned lot in the highly desirable and rapidly redeveloping community of Tuxedo Park. Whether you’re looking to hold, renovate, or redevelop, this property offers excellent potential for future growth and income generation. This charming bungalow features over 1,000 sq.ft. of developed living space with 2 bedrooms up and 1 full bathroom, plus a back entrance to the partially finished basement. The home easy to be rentable condition, providing immediate holding income while you plan your next project. Located on a quiet, tree-lined street just minutes from downtown Calgary, SAIT, 16 Ave, this property is positioned perfectly for long-term value. Close to shopping, restaurants, transit, schools, and parks–this is inner-city living at its best. Opportunities like this don’t come often. Don’t miss out on this solid investment in one of Calgary’s top redevelopment