



GRASSROOTS
REALTY GROUP

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833 20 Avenue NW
Calgary, Alberta

MLS # A2320272



\$849,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,140 sq.ft.	Age:	1945 (81 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: Basement Refrigerator, Garage Door Opener + 2 Remote Controls, 2 Oak Shelves in Kitchen, Wall Mounted Speakers in Basement, Storage Shed

Attention developers + investors 50' x 120' lot in sought after Mount Pleasant with huge development potential. Featuring a lower level with separate entrance, ideal for future renovations, or a large lot for new builds. Over 1780 sqft. of living space! Major renovations have been completed over the years including windows, siding, shingles, relining of sewer line, furnace, water lines, + electrical box. Huge living room and formal dining room with solid oak flooring plus large eat in country kitchen, 2 bedrooms and a 4-pc bath complete the main floor. The lower level includes a new 2pc bath, a spacious family room, den and laundry area. The sunny south yard includes a newer 19' x 10' covered deck and a 24' x 22' garage. Easy access to SAIT, transit and Confederation Park.