



**454 20 Avenue NW**  
**Calgary, Alberta**

**MLS # A2322620**



**\$659,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,458 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		
<b>Inclusions:</b>	N/A		

Exceptional opportunity in the highly sought-after community of Mount Pleasant. Situated on a 25' x 125' R-CG zoned lot, this property offers outstanding potential for investors, builders, renovators, or anyone looking to secure a prime inner-city location. The existing two-storey home offers over 1,400 sq. ft. above grade, a detached double garage, and a furnace replaced in 2024, making it suitable as a holding property, renovation project, or future redevelopment site. Whether you're considering a substantial renovation, infill development, or long-term investment, the value here lies in the location and future possibilities. Enjoy quick access to downtown, SAIT, the University of Calgary, Confederation Park, schools, transit, shopping, restaurants, and major commuter routes. Mount Pleasant remains one of Calgary's most sought-after inner-city communities, with continued redevelopment activity and strong long-term growth potential. Property is being sold as-is, where-is. A rare opportunity to acquire a well-located inner-city property with redevelopment potential in one of Calgary's premier urban neighborhoods.