



GRASSROOTS
REALTY GROUP

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1522 20 Avenue
Didsbury, Alberta

MLS # A2331203



\$330,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	919 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, See Remarks		

Inclusions: total stoves is 2, (total refrigerators is 2 * note one on upper floor belongs to tenant. The refrigerator in garage is sold as is - not being used, refrigerator in basement will stay also sold as is)

Welcome to a fantastic bungalow style home in the heart of Didsbury, brimming with charm and located in a truly wonderful, family friendly community. Whether you are looking for an exceptional revenue property with tenants currently in place, or a smart opportunity for a new owner to live up and rent below, the options are numerous here. This inviting bungalow features two spacious bedrooms on the upper floor, including a primary bedroom with a fantastic built-in storage unit, alongside a full 4-piece bathroom. The large living room boasts expansive windows, making it a great place for the family to sit back and relax after a long day. The bright, open kitchen looks out into the huge fenced backyard and offers tons of cabinets ideal for all your storage needs. The home has been recently painted in neutral colors, making it feel bright and updated. Leading off the kitchen is a great storage room that transitions into a handy mudroom area for extra convenience. Downstairs, you will find a fantastic lower another full kitchen, a bright 4-piece bathroom, and plenty of storage space. The basement is finished with newer LVP flooring (about 4 years old) and neutral paint, creating a bright and comfortable living space. Additional features include a shared laundry area and a separate side entry for the basement below. Outside, the huge lot offers tons of parking space and an amazing front and backyard, the perfect place to enjoy barbecues, family gatherings, and the wonderful summers Didsbury has to offer. A single detached garage provides further space for parking or a dedicated work area. Situated in a convenient Didsbury neighborhood, this property offers easy access to local amenities. Residents enjoy close proximity to parks, local shopping, and community services, all while experiencing a peaceful residential feel. Embrace small-town warmth combined with modern conveniences,

featuring great local parks, a golf course, and the nearby wellness and recreation hub complete with a swimming pool, hot tubs, ice rinks, curling rinks, and a fitness centre. Book your viewing now with your realtor. Note, interior pictures are from prior to having tenants and a few have been virtually staged.