



GRASSROOTS
REALTY GROUP

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235 20 Avenue NE
Calgary, Alberta

MLS # A2336322

\$484,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,255 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Walk-In Closet(s)		

Inclusions: n/a

LOCATION, LOCATION, LOCATION Situated on a 25' x 125' lot with M-C1 zoning, this property offers excellent potential for investors, rental property owners, or those looking to hold for future redevelopment. Located just minutes from downtown with convenient access to Centre Street, transit, shopping, restaurants, SAIT, schools and major roadways, this is a location with long-term appeal. The main level features two bedrooms, a full bathroom, kitchen and living room, with access to the basement offering laundry and additional storage space. The upper level is accessed through its own private entrance from the backyard and features a bedroom, full bathroom, kitchen, family room and a private balcony. Outside, the property offers a spacious rear deck, fenced backyard, rear lane access, and ample space for potential future garage development. Whether you're looking for a revenue property, an inner-city holding property, or future redevelopment potential, this property provides multiple possibilities in an established and highly accessible community.