



GRASSROOTS
REALTY GROUP

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454 20 Avenue NW
Calgary, Alberta

MLS # A2342912



\$598,888

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

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

Inclusions:	N/A
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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. A rare opportunity to acquire a well-located inner-city property with redevelopment potential in one of Calgary's premier urban neighborhoods.