

452 20 Avenue NW
Calgary, Alberta

MLS # A2244000



\$575,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,277 sq.ft.	Age:	1912 (113 yrs old)
Beds:	2	Baths:	2
Garage:	None, Off Street, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn, Level, Many Trees, Recta		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: NA

OPEN HOUSE – Saturday Aug 2 – 4-6pm. Opportunities to own a CHARACTER HOME OF THIS SIZE in Mount Pleasant are RARE! This charming TWO-STOREY sits on a massive, maturely landscaped lot with alley access, leaving plenty of room to build a garage. You’ll love the unexpected sense of space with SOARING 9-FOOT CEILINGS - a rare & special feature for a home of this vintage. The layout offers TWO SPACIOUS BEDROOMS, BONUS ROOM/LOFT & TWO FULL BATHROOMS & is brimming with warmth & personality throughout. WITH NEWER APPLIANCES, FURNACE & ROOF. For retro lovers, don’t miss the aqua bathroom fixtures - authentic, rare & easy to fall in love with! LOCATION HIGHLIGHTS • Walkable & vibrant inner-city location • Just mins to downtown, U of C, SAIT, Foothills Hospital, groceries & major routes: 16th Ave, Crowchild, Centre St & Stoney Ring Road • Steps to Confederation Park - perfect for biking, running & cross-country skiing • Close to Mount Pleasant Sportsplex, North Mount Pleasant Arts Centre, outdoor pool, tennis, skating, golf, community garden & more. NEARBY SCHOOLS INCLUDE • St. Joseph (K-9) • Balmoral School (5-9) • Crescent Heights (9-12) • St. Francis High (10-12) • Italian School (K-12) • Chinese Academy • École de la Rose Sauvage (7-12) • Rosedale School (K-9) • King George (K-5) • Mount View (K-6) Mount Pleasant is one of Calgary’s most desirable neighbourhoods, known for its blend of charm, convenience, & community. It consistently ranks among Calgary’s top neighbourhoods for young professionals & families. With ongoing redevelopment & strong resale values, this is not only a great home, but a smart investment.