

**529 20 Avenue SW
Calgary, Alberta**

MLS # A2244266



\$825,000

Division:	Cliff Bungalow		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,070 sq.ft.	Age:	1912 (113 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Crown Molding, High Ceilings, Natural Woodwork, No Smoking Home		

Inclusions: All large furniture in the kitchen and front foyer.

Step into a rare piece of Calgary history with this stunning 100-year-old character home, perfectly situated in the vibrant inner-city community of Cliff Bungalow. Just steps from the iconic 4th Street Mission district and 17th Avenue, you're immersed in the best of urban living—surrounded by some of the city's most beloved restaurants, cafés, cocktail bars, and boutique shopping. This home has been thoughtfully updated with an interior designer's touch, blending classic architectural charm with luxurious modern enhancements. Original features like real wood banisters, hardwood floors, elegant crown moldings, and plaster detailing tell the story of the home's past, while upgrades like a high-end Wolf gas range bring it seamlessly into the present. The main floor bathroom is a showstopper, featuring a custom marble sink and a beautiful clawfoot tub. Versatility defines this property. Both the main and lower levels offer two spacious bedrooms, a full kitchen, and a full bathroom, giving you the option to enjoy the home as a single four-bedroom residence or create two separate living spaces. With an illegal suite layout that allows for privacy and independence, this is a perfect fit for young professionals looking to offset their mortgage or investors seeking a flexible income property. Outside, the private backyard offers a peaceful, low-maintenance retreat—ideal for entertaining or relaxing after a walkable commute home. A small detached garage is at the back of the home, though with everything you need just minutes away on foot, a car may feel optional. Next door, a new multi-storey development is underway—signaling continued investment in the neighborhood and bringing future conveniences, amenities, and enhanced property value potential right to your doorstep. This is a rare opportunity to own a piece of

Calgary’s heritage in one of its most connected and culturally rich neighborhoods. A truly special home, ready to match your lifestyle.