

\$799,000 - 529 20 Avenue Sw, Calgary

MLS® #A2244266

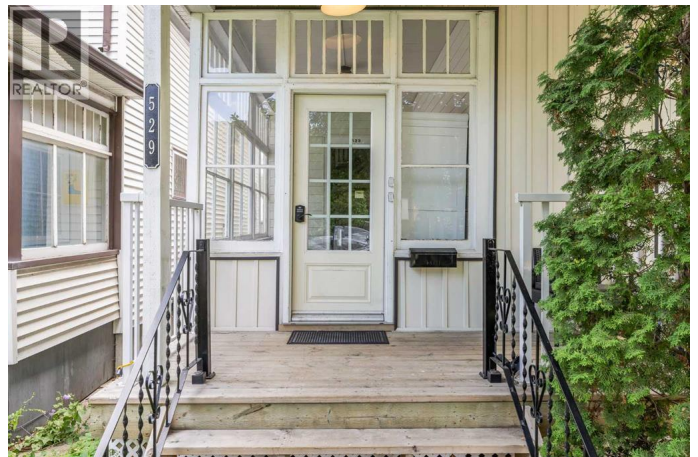
\$799,000

4 Bedroom, 2.00 Bathroom, 2,070 sqft

Single Family on 0.07 Acres

Cliff Bungalow, Calgary, Alberta

Discover a rare opportunity to own a piece of Calgary's heritage with this beautifully preserved and updated 100-year-old character home, ideally located in the lively inner-city neighborhood of Cliff Bungalow. Just steps from the Mission district along 4th Street and close to the energy of 17th Avenue, you'll find yourself surrounded by some of the city's best dining, cafés, nightlife, and boutique shops. Inside, the home strikes a perfect balance between historic charm and modern sophistication. Original details such as wood banisters, hardwood flooring, plaster accents, and crown moldings showcase its timeless character, while thoughtful updates by an interior designer elevate the space with a contemporary touch. A Wolf gas range anchors the upgraded kitchen, and the main floor bathroom impresses with a custom marble vanity and elegant clawfoot tub. The floor plan offers versatility. The main and lower levels each feature two bedrooms, a full kitchen, and a full bathroom, giving the option to live in the property as a spacious four-bedroom residence or use the lower level as an independent, illegal suite. This flexibility makes the home ideal for young professionals seeking a mortgage helper or investors looking for an adaptable income property. The private backyard provides a low-maintenance retreat for outdoor entertaining or quiet relaxation, complemented by a small detached garage. With amenities, transit, and entertainment all within walking distance, car-free living is not



only possibleâ€”itâ€™s practical. Adding to the propertyâ€™s future value, a new multi-storey development next door highlights the ongoing investment in this vibrant community. This is more than just a homeâ€”itâ€™s a chance to own a distinct piece of Calgaryâ€™s history in one of its most connected, culturally rich neighborhoods. A rare offering that combines heritage, lifestyle, and opportunity. (id:6289)

Built in 1912

Essential Information

Listing #	A2244266
Price	\$799,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,070
Acres	0.07
Year Built	1912
Type	Single Family
Sub-Type	Freehold

Community Information

Address	529 20 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
Province	Alberta
Postal Code	T2S0E7

Amenities

Amenities	Schools, Shopping
Features	Back lane, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan
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Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
# of Stories	2

Exterior

Exterior Features	Garden Area
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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