



**GRASSROOTS**  
REALTY GROUP

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**239 20 Avenue NE**  
**Calgary, Alberta**

**MLS # A2216079**



**\$795,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	688 sq.ft.	<b>Age:</b>	1946 (79 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

Welcome to 239 20 Avenue NE – a rare opportunity to own a appx 50' x 120' M-C1 zoned lot in the highly desirable and rapidly redeveloping community of Tuxedo Park. Whether you're looking to hold, renovate, or redevelop, this property offers excellent potential for future growth and income generation. This charming bungalow features over 1,000 sq.ft. of developed living space with 2 bedrooms up and 1 full bathroom, plus a back entrance to the partially finished basement. The home easy to be rentable condition, providing immediate holding income while you plan your next project. Located on a quiet, tree-lined street just minutes from downtown Calgary, SAIT, 16 Ave, this property is positioned perfectly for long-term value. Close to shopping, restaurants, transit, schools, and parks–this is inner-city living at its best. Opportunities like this don't come often. Don't miss out on this solid investment in one of Calgary's top redevelopment