



**GRASSROOTS**  
REALTY GROUP

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527 20 Avenue SW  
Calgary, Alberta

MLS # A2232360



**\$729,500**

Division:	Cliff Bungalow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,257 sq.ft.	Age:	1910 (115 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt

**Basement:** Full, Unfinished

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Wood Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** M-CG d111

**Utilities:** -

**Inclusions:** NONE

Located on one of the most lovely tree lined streets in Cliff Bungalow/Mission. This last century cozy single family home features over 1200 square feet of space on two floors. Original oak hardwood flooring, doors, and mouldings. A lovely front enclosed sun room/porch area. Large living and dining room areas. U-style open kitchen with nook. The upper floor has three spacious bedrooms with a walk-in for the master. A 4pc main bath. Lower level is unfinished but can be developed and a possible separate suite with a side entrance. (subject to city approval) A lovely south private backyard with an abundant of greenery. A single detached garage, An excellent home which can be a fantastic rental property, or updated to a beautiful single family home adding a lane-way suite, and keeping the charm of the 1900's. You cant beat the great location, close to everything that mission has to offer.