



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**529 20 Avenue SW**  
**Calgary, Alberta**

**MLS # A2235058**



**\$830,000**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,946 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

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

**Inclusions:** N/A

Welcome to Cliff Bungalow- one of Calgary's most central and vibrant communities! This beautiful character home offers timeless charm and several modern updates. An enclosed sunny front-porch is the starting point for this gem- offering seamless storage for shoes, jackets and other seasonal items. As you make your way through the second entranceway, you have the option of venturing to either the upstairs illegal suite or the main floor living quarters. The main level flows seamlessly- a stunning vintage decorative fireplace adorns the spacious living room that opens right into the dining area- an inviting space for guests & fit for entertaining. There are two bedrooms on the main floor, both versatile spaces that can double as a music room, home office or playroom. The kitchen, featuring a stainless steel appliance package, is endearing and functional with direct access to the back deck/patio quarters. Finishing off the main floor is an updated 4-piece bathroom. The upstairs suite remains just as bright and airy as the main floor, complete with a massive private south facing balcony ideal for sunbathing, hosting and those who enjoy planting. Both bedrooms have newer hardwood flooring and good layout potential. The upper level kitchen and living room are connected and open - an optimal space to dine and relax. Should you desire a traditional single family home, the upstairs kitchen suite could be converted to a master retreat, closet and bathroom. Laundry is located in the unfinished basement- a blank canvas anticipating your creative touch. This home is located just steps away from all of the shops and restaurants that Mission and 17th AVE has to offer. The elbow river is just a few blocks away, great for a summer float or year round stroll. A community rich in history, just minutes from the downtown core and a quick commute to any quadrant of the city, don't miss out

on your opportunity to own in Cliff Bungalow today!