



**GRASSROOTS**  
REALTY GROUP

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

**931 20 Avenue SE**  
**Calgary, Alberta**

**MLS # A2246566**



**\$785,000**

<b>Division:</b>	Ramsay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	727 sq.ft.	<b>Age:</b>	1944 (81 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** N/A

Discover the development potential of 931 20 Ave SE, situated in the heart of Ramsay—one of Calgary's most historic and rapidly transforming inner-city neighborhoods. Positioned on a super desirable corner lot (50'x110'), this currently livable property presents a rare opportunity for future redevelopment—think innovative infill or a thoughtfully designed four-plex. Why Ramsay is the place to be: Incredible walkability & lifestyle amenities: Just steps from Inglewood's vibrant Main Street, you'll find craft breweries, eclectic shops, acclaimed restaurants, and an authentic arts scene alongside cultural events and festivals. Proximity to nature, downtown & transit: Enjoy seamless access to the Bow River pathways, Fish Creek parks, the Calgary Zoo, and downtown's business core—all a short stroll or cycle away. Rich heritage and modern evolution: Ramsay's roots trace back to the 1880s, and the area still retains Edwardian-style homes and historic landmarks like Scotsman's Hill—a favorite spot for Stampede fireworks. Development momentum & future LRT access: A vibrant mix of contemporary infill, supportive ARPs, and an upcoming Green Line C-Train station at Ramsay/Inglewood promise to enhance both value and connectivity by 2027 Wikipedia +1. Community character & charm: Known for its inclusive, "small-town-in-the-big-city" feel with a close-knit vibe and friendly locals, Ramsay offers a blend of affordability, personality, and upward momentum. This property is an ideal canvas—already liveable—for a forward-thinking developer. Whether you envision a stylish four-plex or a contemporary infill project, this corner site delivers the location, heritage, and growth potential that discerning buyers are chasing. \*\*\* Property sold as is

where is\*\*\*