



**GRASSROOTS**  
REALTY GROUP

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

**2123 20 Avenue SW**  
**Calgary, Alberta**

**MLS # A2251773**



**\$729,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	838 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Level, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

An exceptional opportunity awaits in this prime Richmond location! This versatile property offers endless possibilities—move in and enjoy with a mortgage helper, rent and hold for strong long-term growth, or redevelop as so many neighbors on the street have already done. The bungalow has been lovingly cared for, with pride of ownership shining through. Recently refreshed with updates, touch-ups, and improvements throughout, the home is truly move-in ready. The upper level showcases beautifully refinished original hardwood (completed in 2019), paired with charming vintage details like a textured ceiling. The bright and spacious kitchen flows into an inviting living area, complemented by two well-sized bedrooms and an updated bathroom. The lower-level illegal suite, fully renovated in 2021, features two bedrooms, a stylish kitchen, new flooring, fresh paint, carpet, and updated window coverings—perfect for extended family or rental income. A shared back entrance connects to the laundry area with extra storage and shelving. Outside, a long private driveway leads to a double garage and a sun-soaked south-facing backyard—ideal for kids, pets, gatherings, or even a garden. Major updates include a sump system (2021), a roof approximately 10–12 years old, and a hot water tank around 8–10 years old. Appliances remain in excellent working order. With quick access to downtown, major routes, and stunning community views, this Richmond bungalow offers incredible potential whether you’re looking to live, rent, invest, or build.