



GRASSROOTS
REALTY GROUP

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722 20 Avenue NW
Calgary, Alberta

MLS # A2256237



\$489,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	663 sq.ft.	Age:	1912 (113 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: none

Why Own a Condo when you can buy this beautifully restored character home blends vintage charm with stylish modern updates. Enjoy wide plank hardwood flooring, original doors with glass knobs, and classic baseboards. The updated kitchen features dark-stained maple cabinets, stainless steel appliances, quartz countertops, and an open layout to the living area—perfect for entertaining. The main floor includes two versatile rooms and a renovated bathroom with tile flooring and stackable washer/dryer. An open-riser staircase leads to a bright loft with skylight and new carpet—ideal for a home office or guest space. (Loft and enclosed porch not included in RMS sq. ft.) Upgrades include newer shingles, windows, electrical, paint, crown mouldings, and fencing. The large private backyard offers rear lane access, gravel parking, and a storage shed. Close to SAIT, U of C, Foothills Hospital, and downtown—this is a great opportunity for homeowners or investors alike!