



GRASSROOTS
REALTY GROUP

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4906, 4906 20A Street SW
Calgary, Alberta

MLS # A2264955



\$834,888

Division:	Altadore		
Type:	Residential/House		
Style:	Bungalow		
Size:	940 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Vinyl Windows		

Inclusions: Shed

ATTENTION BUILDERS, DEVELOPERS, AND INVESTORS! Endless possibilities await with this R-CG zoned bungalow located on a quiet street in the highly sought-after community of Altadore. The main floor features original hardwood and linoleum flooring, along with two spacious bedrooms and a full bathroom. The property also includes an illegal basement suite with two bedrooms, a full bath, and a private entrance—perfect for generating additional income. Ideally situated, this home offers convenient access to schools, universities, museums, golf courses, swimming pools, and libraries.