



GRASSROOTS
REALTY GROUP

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1805 20 Avenue NW
Calgary, Alberta

MLS # A2269259



\$449,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	762 sq.ft.	Age:	1912 (113 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Oversized, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SR
Foundation:	Other, See Remarks, Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Garden Shed

Open house Sunday December 21 2-4 pm Charming bungalow in the heart of desirable Capitol Hill area. Very nicely appointed home with great kitchen, granite counter tops and upgraded appliances. Inside you will find a large European kitchen, 42 inch tall hardwood custom cabinets and granite counter tops that are complimented by a white tile backsplash. This large kitchen has wide patio doors to the south facing rear yard. The kitchen is filled with light from multiple windows.. Two bedrooms with built-in cabinets, four piece bath, and lots of space in the living area .South facing rear yard, large patio, oversize single detached garage, shed and garden area south exposure. One of the most walkable area's in the city, close to transit, bus/ C-train, minutes from SAIT, Confederation Park, U of C ,Foothills hospital ,North Hill center and lots of independent restaurants and coffee shops. 100 amp electrical service ,new refrigerator Nov 2024, furnace 2017, hot water tank 2016, root extraction Oct 2025. Perfect for the professional working downtown. Exceptional holding /redevelopment opportunity in a highly sought after inner city community of Capitol Hill. 25 ft x 120 ft lot offers value for builders, investors or buyers. .Must be seen to be appreciated. Property has crawl space no basement. Call today to avoid disappointment