



GRASSROOTS
REALTY GROUP

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1740 20 Avenue NW
Calgary, Alberta

MLS # A2273701



\$999,900

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	1952 (74 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	H-GO
Foundation:	Block	Utilities:	-
Features:	Separate Entrance		

Inclusions: none

Outstanding inner-city redevelopment opportunity on a corner lot in desirable Capitol Hill. With a frontage of 15.24 m and a depth of 36.6 m, this parcel offers excellent dimensions for the diverse range of grade-oriented housing forms supported under H-GO (Housing & Grade Oriented) zoning. The location is ideal for investment—steps to Confederation Park, SAIT, and close to the University of Calgary, North Hill amenities, Lions Park LRT, strong transit connections along 16 ave, and key commuter routes—an area with consistently high demand for new inner-city housing. The H-GO district provides a flexible framework for multi-dwelling development, with general district parameters including up to 12 m (3 storeys) in height, 1.5 FAR, 60% parcel coverage, and a minimum 0.5 parking stalls per dwelling and suite. These are district standards only, and all proposals must meet applicable City of Calgary requirements. The corner positioning enhances design flexibility, access, and site planning options, making the property especially appealing for builders, developers, and long-term land investors. The existing home has served the owner well and offers continued use, but the primary value of this offering lies in the redevelopment potential afforded by the zoning, lot size, and location. This is a rare chance to secure a premium H-GO site in a mature, consistently performing northwest community.