



GRASSROOTS
REALTY GROUP

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

1004 20 Avenue SE
Calgary, Alberta

MLS # A2282597



\$800,000

Division:	Ramsay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,520 sq.ft.	Age:	1912 (114 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Upper Level: Washer, Dryer, Refrigerator, Stove, Window Coverings. Lower Level: Washer, Dryer, Refrigerator, Stove, Dishwasher, Window Coverings.

This well-maintained detached home is thoughtfully configured with three fully self-contained non-conforming suites, each occupying its own level and complete with separate kitchens and in-suite laundry. An ideal setup for investors seeking strong rental flexibility, multi-generational living, or future redevelopment potential in one of Calgary's most established inner-city communities. The property also features a heated, oversized double detached garage, adding significant value and year-round convenience. Situated on a quiet stretch of 20th Avenue SE, directly across from St. Anne Academic Centre, this location blends neighborhood charm with unbeatable walkability. Just steps away is the vibrant 9th Avenue corridor in Inglewood, home to some of Calgary's best breweries, restaurants, cafés, and boutique shopping. The Calgary Stampede Grounds and future Scotia Place are also within walking distance. Looking ahead, the property will benefit from proximity to the future Green Line LRT, offering seamless access to the Downtown Core and further strengthening long-term value. A unique, income-generating property in a prime inner-city location, a smart addition to any real estate portfolio.