



**139 20 Avenue NE
Calgary, Alberta**

MLS # A2283290



\$750,000

Division: Tuxedo Park

Type: Residential/House

Style: Bungalow

Size: 929 sq.ft. **Age:** 1943 (83 yrs old)

Beds: 2 **Baths:** 1

Garage: Single Garage Detached

Lot Size: 0.13 Acre

Lot Feat: Corner Lot

Heating: Forced Air

Water: -

Floors: Other

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: NA

Prime CORNER LOT redevelopment opportunity in the highly sought-after inner-city community of Tuxedo Park. This 45 ft x 125 ft parcel is zoned M-C1, allowing for multi-family residential development (subject to city approval). Located just minutes from downtown Calgary, SAIT, major transit routes, and shopping nearby. Tuxedo Park continues to be one of Calgary's most desirable infill neighbourhoods, supported by rental demand and ongoing redevelopment. Call for details. Note: Square footage was taken from RPR and not from RMS.