



5220 20 Avenue NW
Calgary, Alberta

MLS # A2152229



\$899,900

Division:	Montgomery		
Type:	Residential/House		
Style:	Bungalow		
Size:	954 sq.ft.	Age:	1954 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Garden, Interior Lot, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Block	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

AMAZING OPPORTUNITY TO POSITION YOURSELF ON THIS .30 ACRE LOT IN THE HEART OF MONTGOMERY. Built in 1954 by the original owners this home has been lovingly cared for for over 70 years. With almost 1000 sq ft on the main floor, this bungalow boasts 2 bedrooms and a three piece bath. The updated kitchen with newer wood cabinets and stainless steel appliances features a large patio door that leads to the rear deck and massive yard. Newer tile floors grace the kitchen and rear mud room/entry. A spacious mudroom has a double closet, a pantry and a separate broom closet with still enough room to take off shoes and boots. The spacious family sized living room has pristine carpets and features a cozy electric fireplace inset in a full height brick facing surround. Views to the quiet cul de sac are seen through the expansive front window. The partially developed lower level offers another three piece bath (with shower) and a third bedroom. The laundry room is located in the lower level and there is ample storage or opportunity to create more living space for your family's needs. An oversized double garage with back lane access is set to the side of the yard with a separate gate to park your RV. Whether you are looking for a new home to raise your family or a place that offers you country sized living within the city, or whether you are looking for a long term investment, or a place for redevelopment, this property will deliver that and more. Call your realtor today!