

# \$795,000 - 239 20 Avenue Ne, Calgary

MLS® #A2216079

**\$795,000**

2 Bedroom, 2.00 Bathroom, 688 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

Welcome to 239 20 Avenue NE – a rare opportunity to own a appx 50' x 120' M-C1 zoned lot in the highly desirable and rapidly redeveloping community of Tuxedo Park. Whether you're looking to hold, renovate, or redevelop, this property offers excellent potential for future growth and income generation. This charming bungalow features over 1,000 sq.ft. of developed living space with 2 bedrooms up and 1 full bathroom, plus a back entrance to the partially finished basement. The home easy to be rentable condition, providing immediate holding income while you plan your next project. Located on a quiet, tree-lined street just minutes from downtown Calgary, SAIT, 16 Ave, this property is positioned perfectly for long-term value. Close to shopping, restaurants, transit, schools, and parks – this is inner-city living at its best. Opportunities like this don't come often. Don't miss out on this solid investment in one of Calgary's top redevelopment

Built in 1946

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2216079  |
| Price      | \$795,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 688         |
| Acres          | 0.14        |
| Year Built     | 1946        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 239 20 Avenue Ne |
| Subdivision | Tuxedo Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 1R1          |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Open Floorplan           |
| Appliances        | Refrigerator, Gas Oven   |
| Heating           | Forced Air               |
| Cooling           | None                     |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame, Wood Siding                           |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 66               |

Zoning

M-C1

## **Listing Details**

Listing Office

Sunflower Realty & Property Management Inc.

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