

1004 20 Avenue SE  
Calgary, Alberta

MLS # A2282597



# \$800,000

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

|                    |                                  |                   |      |
|--------------------|----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | 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.