



# 5220 20 Avenue Calgary Alberta

\$899,900

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! (id:6769)

3pc Bathroom 7.75 Ft x 5.42 Ft  
Bedroom 13.33 Ft x 8.42 Ft  
Laundry room 12.25 Ft x 11.25 Ft  
3pc Bathroom 7.92 Ft x 5.00 Ft  
Living room 25.42 Ft x 14.00 Ft

Other 12.58 Ft x 11.42 Ft  
Other 10.58 Ft x 6.58 Ft  
Primary Bedroom 12.50 Ft x 9.17 Ft  
Bedroom 11.42 Ft x 8.92 Ft  
Foyer 4.08 Ft x 4.00 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<https://www.century21.ca/nettie.hendricks>



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**Mirror**

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