# 722 20 Avenue Calgary Alberta
## $509,000

Step into this beautifully restored home that seamlessly blends timeless character with modern finishes. From the moment you walk in, you'll appreciate the warmth of wide plank hardwood flooring and the thoughtfully preserved original features--including vintage doors, glass knobs, and classic baseboards.The updated kitchen boasts rich, dark-stained maple cabinetry, sleek stainless steel appliances, and elegant quartz countertops, with an open-counter design that flows into the dining and living areas--perfect for entertaining.The bathroom has been upgraded with stylish tile flooring and includes a convenient stackable washer and dryer. An open-riser staircase leads to a bright and spacious loft with a skylight and new carpet, offering a versatile space for a home office, studio, or guest area. (Please note: Loft and enclosed front porch are not included in the RMS square footage.)Additional upgrades include newer shingles, windows, electrical, paint, fencing, and crown mouldings.Enjoy a large private backyard, rear lane access, gravel parking pad, and storage shed--ideal for relaxed outdoor living.Located just minutes from SAIT, the University of Calgary, Foothills Hospital, downtown, and major amenities, this property offers charm, convenience, and long-term potential. Whether you're a homeowner or investor, this is a must-see! (id:6769)

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| Other 8.17 Ft x 7.25 Ft | Bedroom 8.00 Ft x 10.50 Ft |
| Living room 8.75 Ft x 10.33 Ft | Primary Bedroom 11.92 Ft x 10.67 Ft |
| Kitchen 14.25 Ft x 10.33 Ft | Other 14.25 Ft x 5.00 Ft |
| 3pc Bathroom 7.92 Ft x 7.83 Ft | Loft 18.83 Ft x 14.67 Ft |

Listing Presented By:



Originally Listed by:
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**RE/MAX**

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