



## 458 20 Avenue Calgary Alberta

\$659,000

OPEN HOUSE SAT Sept 21st, 11-1pm\*\*\* Welcome to this beautiful 2-bedroom, 1.5-bath heritage style home, centrally located in the desirable neighborhood of Mount Pleasant. Built in 1912 and thoughtfully renovated over the years, this home exudes an ambiance that will truly take your breath away. With its perfect blend of modern amenities and vintage style, this 1,277 sq ft home is ideal for singles, couples, or small families seeking character and comfort. KEY FEATURES: Historic Charm with Modern Amenities: Step inside to find high ceilings, elegant pot lights, and large windows that flood the home with natural light. The stunning hardwood floors and a feature wood-burning fireplace add warmth and character to the spacious floor plan. Recent upgrades include new paint in both bedrooms, new chandeliers, a complete electrical upgrade with dimmers throughout, and beautiful wallpaper in the primary suite. SPACIOUS PRIMARY SUITE: The primary bedroom, which is the size of two full rooms, offers versatility and space for an office, a glam room, or a cozy reading nook, plus a walk-in closet for ample storage. OUTDOOR OASIS FOR GARDEN LOVERS: The outdoor space is a gardener's paradise, featuring 12 planter boxes filled with fresh soil, a compost bin, and a rainwater barrel. The garden is filled with edible perennials such as raspberries, strawberries, rhubarb, mint, lavender, and chives. Both front and back decks have been newly stained, creating the perfect spots for relaxation or entertaining. PRIME LOCATION: Enjoy the convenience of a prime location just an 8-minute drive to downtown Calgary and less than 5 minutes from all levels of schooling, grocery, beautiful Confederation Park, SAIT and The Winston Golf Club. UPGRADED AND READY FOR YOU: This home has been meticulously maintained with \$15,000 worth of electrical upgrades, new plumbing fixtures in the upstairs bathro...

Other 3.00 Ft x 5.83 Ft

Primary Bedroom 21.50 Ft x 11.25 Ft

4pc Bathroom 12.67 Ft x 5.67 Ft

Bedroom 11.42 Ft x 13.92 Ft

Other 3.00 Ft x 5.50 Ft

Living room 13.65 Ft x 14.75 Ft

Dining room 13.67 Ft x 11.33 Ft

2pc Bathroom 6.00 Ft x 5.25 Ft

Kitchen 10.17 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:  
KIC Realty

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