



1120 20 Avenue Calgary Alberta

\$460,000

OPEN HOUSE SATURDAY, MARCH 22, FROM 12PM - 2PM. Why pay condo fees when you can own your own piece of land? This charming raised bungalow in the heart of Capitol Hill is the perfect first home or long-term investment opportunity! Just minutes from Confederation Park, this property offers the best of inner-city living with easy access to downtown, SAIT, U of C, and Kensington. Step inside to find beautiful hardwood floors, complemented by newer vinyl windows that let in plenty of natural light, and a well-equipped kitchen offering ample counter space for all your cooking needs. A good sized bedroom—perfect for guests, a roommate, or a home office, plus an updated 4pc bathroom adds a modern touch. Downstairs, the fully finished lower level features a spacious second bedroom with a private 3-piece ensuite and laundry. Outside, enjoy your private yard with two convenient parking spaces. The roof was replaced in 2017, providing added peace of mind. Commuting downtown is a breeze with transit, bike paths, and major roads just steps away. Confederation Park is practically your backyard! With over 160 hectares of green space, this urban oasis offers golf, cross-country skiing, playgrounds, pathways, tennis courts, picnic areas, and more! Don't miss your chance to own in one of Calgary's most sought-after neighborhoods. (id:6769)

Primary Bedroom 5.13 M x 2.82 M

3pc Bathroom .00 M

Living room 3.68 M x 3.12 M

Dining room 3.05 M x 2.52 M

Kitchen 3.61 M x 2.62 M

Bedroom 2.84 M x 2.84 M

Foyer 2.29 M x 1.45 M

4pc Bathroom Measurements not available

Listing Presented By:



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