



## 527 20 Avenue Calgary Alberta

\$749,500

Located on one of the most lovely tree lined streets in Cliff Bungalow/Mission. This last century cozy single family home features over 1200 square feet of space on two floors. Original oak hardwood flooring, doors, and mouldings. A lovely front enclosed sun room/porch area. Large living and dining room areas. U-style open kitchen with nook. The upper floor has three spacious bedrooms with a walk-in for the master. A 4pc main bath. Lower level is unfinished but can be developed and a possible separate suite with a side entrance. (subject to city approval) A lovely south private backyard with an abundant of greenery. A single detached garage, An excellent home which can be a fantastic rental property, or updated to a beautiful single family home adding a lane-way suite, and keeping the charm of the 1900's. You cant beat the great location, close to everything that mission has to offer. (id:6769)

Primary Bedroom 14.17 Ft x 10.83 Ft

Bedroom 10.92 Ft x 10.33 Ft

4pc Bathroom Measurements not available

Living room 12.42 Ft x 10.50 Ft

Dining room 11.67 Ft x 11.17 Ft

Kitchen 10.42 Ft x 9.83 Ft

Breakfast 9.67 Ft x 5.67 Ft

Bedroom 11.83 Ft x 11.17 Ft

Sunroom 17.00 Ft x 6.33 Ft

Foyer 6.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<http://www.nimji.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)