



529 20 Avenue Calgary Alberta

\$825,000

Discover a rare opportunity to own a piece of Calgary's heritage with this beautifully preserved and updated 100-year-old character home, ideally located in the lively inner-city neighborhood of Cliff Bungalow. Just steps from the Mission district along 4th Street and close to the energy of 17th Avenue, you'll find yourself surrounded by some of the city's best dining, cafes, nightlife, and boutique shops. Inside, the home strikes a perfect balance between historic charm and modern sophistication. Original details such as wood banisters, hardwood flooring, plaster accents, and crown moldings showcase its timeless character, while thoughtful updates by an interior designer elevate the space with a contemporary touch. A Wolf gas range anchors the upgraded kitchen, and the main floor bathroom impresses with a custom marble vanity and elegant clawfoot tub. The floor plan offers versatility. The main and lower levels each feature two bedrooms, a full kitchen, and a full bathroom, giving the option to live in the property as a spacious four-bedroom residence or use the lower level as an independent, illegal suite. This flexibility makes the home ideal for young professionals seeking a mortgage helper or investors looking for an adaptable income property. The private backyard provides a low-maintenance retreat for outdoor entertaining or quiet relaxation, complemented by a small detached garage. With amenities, transit, and entertainment all within walking distance, car-free living is not only possible—it's practical. Adding to the property's future value, a new multi-storey development next door highlights the ongoing investment in this vibrant community. This is more than just a home—it's a chance to own a distinct piece of Calgary's history in one of its most connected, culturally rich neighborhoods. A rare offering that combines heritage, lifestyle, and opportunity....

4pc Bathroom 5.92 Ft x 6.25 Ft

Bedroom 10.83 Ft x 10.42 Ft

Dining room 13.17 Ft x 10.42 Ft

Kitchen 7.00 Ft x 19.50 Ft

Living room 13.17 Ft x 18.00 Ft

Primary Bedroom 13.50 Ft x 15.50 Ft

3pc Bathroom 7.00 Ft x 6.42 Ft

Bedroom 15.58 Ft x 16.08 Ft

Bedroom 9.75 Ft x 10.58 Ft

Family room 10.08 Ft x 14.42 Ft

Kitchen 7.58 Ft x 10.75 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

<https://sylviacrealty.com/>



Real Estate Professionals Inc.

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

Phone: 403-547-4102
cm.mackenzie@shaw.ca