



## 220 20 Avenue Calgary Alberta

\$849,900

PROFESSIONALLY RENOVATED & MOVE-IN READY RAISED BUNGALOW, MC-1 ZONING (Multi-Residential), INNER CITY & ZEN GARDEN. Lovingly maintained and professionally upgraded over the years, you'll be impressed with the quality and features of this 1,024.43 sq ft, 3-bedroom, 2-bathroom home. The open-concept main level offers refinished hardwood flooring, a spacious living room with a cozy wood-burning fireplace, a stunning kitchen, redesigned by Calgary's Zen Kitchens in 2018, with quartz countertops, wood cabinetry, island/breakfast bar, high-end SS appliances, tile flooring and a built-in pantry. Down the hall are 2 good-sized bedrooms and a bathroom redesigned with a custom concrete bathtub and countertop. The basement has a SEPARATE ENTRANCE, hardwood and polished concrete flooring, a large living room, a recently upgraded kitchenette, and a 4 PC bathroom. Completing this level is a laundry area with a counter and sink; there's additional plumbing for a separate laundry. Parking is available on the back parking pad with back lane access or in the single, extra-long garage that features a workshop. Enjoy the outdoors in a stunning yard created over the years with mature trees, professional landscaping, large cedar deck, newer fencing, and a gorgeous, low-maintenance ZEN GARDEN graced with Rundlestone walkways and seating area with a fire pit, flower beds, raised planter boxes and a custom-built cabana that is insulated and powered; a perfect space for a studio/workshop or den. Additional upgrades to the home include: NEW ELECTRICAL and permitted panel (2024), new roof (2017), all new windows (2016) and furnace (2011). Zoned MC-1; Multi-Residential (see city requirements), this property offers a wealth of flexibility; add a laneway suite in the back, rent the lower level, and hold for area redevelopment. A vibrant neighbourhood with tree-lined streets, close to downtown, w...

4pc Bathroom 7.58 Ft x 4.92 Ft

Bedroom 13.75 Ft x 9.92 Ft

Kitchen 13.25 Ft x 9.75 Ft

Laundry room 13.17 Ft x 7.33 Ft

Recreational, Games room 13.58 Ft x 16.08 Ft

Storage 3.67 Ft x 8.75 Ft

4pc Bathroom 6.42 Ft x 9.08 Ft

Bedroom 11.50 Ft x 10.33 Ft

Dining room 9.50 Ft x 9.08 Ft

Kitchen 8.92 Ft x 15.75 Ft

Living room 13.08 Ft x 17.50 Ft

Primary Bedroom 10.00 Ft x 13.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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