



\$ 549,900.00

## 1235 20 AVENUE NW CALGARY

<https://paulbrinton.com>

Opportunity Knocks!!! 50' X 120' and priced to sell!  
This is the only RC-G zoned lot in the area that is for sale today!. You can buy and redevelop today or rent the property out and sit on this south exposed lot. House is mostly original but has been well...

- 2 beds
- 1 bath
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1146837

**Type:** Detached

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-09-14 10:26:08

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 09/14/21

**Lot size:** 5996 sq ft

**Year built:** 1946

**Parking:** Off Street, Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Linoleum,Wood

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Interior Features:** Natural Woodwork

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Community Features:** Golf,Park,Schools  
Nearby,Playground,Shopping Nearby

**Fencing:** Partial

**Cooling:** None

**Lot Features:** Back Lane,Level

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Partial, Unfinished

**Laundry features:** Laundry Room

**Transaction Type:** For Sale

**Photo Count:** 49

**Levels:** One

**Zoning:** R-CG

**List Price Square Foot:** \$ 672.25

**Rooms Above Grade:** 4



**Construction Materials:** Wood Frame

**Suite:** No

**Foundation:** Other

**Frontage Metres:** 15.24M 50`0"

**Appliances:** Electric

Oven, Refrigerator, Washer/Dryer

**Living Area SF:** 818.00

**Subdivision Name:** Capitol Hill

**Structure Type:** House

**Lot Size Acres:** 0.14

**Restrictions:** None Known

