



\$ 499,900.00

1325 20 AVENUE NW CALGARY

<https://paulbrinton.com>

Comfortable 2 bedroom bungalow with 1 bedroom illegal basement suite in Capitol Hill. Short Walking distance to SAIT and North Hill Mall. R-CG Zoning /13.2m front length with possibility to build a side by side duplex. Or hold it as long term investment. Or live up rent down. New roof....

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1162808

Type: Detached

Bedrooms: 3

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-24 13:30:16

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 11/19/21

Lot size: 5220 sq ft

Year built: 1948

Parking: Single Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: None

Exterior Features: None

District: CAL Zone CC

Inclusions: .

Lot Features: Back Lane,Back Yard

Heating Type: Forced Air

Total Parking: 3

Flooring: Ceramic Tile,Hardwood

Community Features: None

Fencing: Fenced

Cooling: None

Interior Features: See Remarks

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Full, Suite

Laundry features: Common Area, In Basement

Transaction Type: For Sale

Levels: One

Zoning: R-C2

List Price Square Foot: \$ 683.86



Title Land: Fee Simple

Rooms Above Grade: 4

Suite: Suite - Illegal

Frontage Metres: 13.26M 43`6"

Living Area SF: 731.00

Structure Type: House

Restrictions: None Known

Photo Count: 6

Construction Materials: Stucco,Wood
Frame

Foundation: Poured Concrete

Appliances: Dryer,Electric Stove,Garage
Control(s),Refrigerator,Washer

Subdivision Name: Capitol Hill

Lot Size Acres: 0.12

