



\$ 439,900.00

## 1707 20 AVENUE NW CALGARY

<https://paulbrinton.com>

Price to sale! A RARE DEVELOPMENT OPPORTUNITY!  
This is a fabulous opportunity to acquire a property with the RCG zoning for development or use the existing residence as a rental investment. A future thought to build your own custom residence! A bright three-bedroom bungalow situated on a desirable lot in...

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

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1119001

**Type:** Detached

**Bedrooms:** 3

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-30 19:49:15

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 06/14/21

**Lot size:** 4800 sq ft

**Year built:** 1961

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

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Wood Burning

**Exterior Features:** Courtyard

**District:** CAL Zone CC

**Inclusions:** storage shed

**Lot Features:** Back Lane, Back Yard, Landscaped

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

**Total Parking:** 3

**Flooring:** Carpet, Hardwood, Linoleum

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

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** No Animal Home, No Smoking Home

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** One



**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Suite:** No

**Frontage Metres:** 12.19M 40`0"

**Living Area SF:** 1141.35

**Structure Type:** House

**Zoning:** R-CG

**List Price Square Foot:** \$ 394.18

**Photo Count:** 32

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dryer,Electric Cooktop,Garage Control(s),Oven-Built-In,Refrigerator,Washer

**Subdivision Name:** Capitol Hill

**Lot Size Acres:** 0.11

