

# \$795,000 - 239 20 Avenue Ne, Calgary

MLS® #A2216079

**\$795,000**

2 Bedroom, 2.00 Bathroom, 688 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

Welcome to 239 20 Avenue NE – a rare opportunity to own a appx 50' x 120' M-C1 zoned lot in the highly desirable and rapidly redeveloping community of Tuxedo Park. Whether you're looking to hold, renovate, or redevelop, this property offers excellent potential for future growth and income generation. This charming bungalow features over 1,000 sq.ft. of developed living space with 2 bedrooms up and 1 full bathroom, plus a back entrance to the partially finished basement. The home easy to be rentable condition, providing immediate holding income while you plan your next project. Located on a quiet, tree-lined street just minutes from downtown Calgary, SAIT, 16 Ave, this property is positioned perfectly for long-term value. Close to shopping, restaurants, transit, schools, and parks – this is inner-city living at its best. Opportunities like this don't come often. Don't miss out on this solid investment in one of Calgary's top redevelopment

Built in 1946

## Essential Information

MLS® #	A2216079
Price	\$795,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	688
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	239 20 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1R1

### Amenities

Parking Spaces	3
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Open Floorplan
Appliances	Gas Oven, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2025
Days on Market	50

Zoning

M-C1

## **Listing Details**

Listing Office

Sunflower Realty & Property Management Inc.

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