454 20 Avenue

Calgary | Active | MLS® A2359295

$598,888









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**1983**	**1,458 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Argos Realty

A closer look

Discover the potential of inner-city living in the desirable community of Mount Pleasant! Situated on a 25' x 125' R-CG zoned lot, this 2-storey detached home offers over 1,450 sq. ft. above grade, 3 bedrooms, 3.5 bathrooms and plenty of possibilities for homeowners, investors and builders alike.

The main floor features a spacious living room with a wood-burning fireplace, a dedicated dining area and a functional kitchen. Upstairs, you'll find a generously sized primary bedroom with its own ensuite, along with two additional bedrooms and a full bathroom. The fully developed basement adds valuable living space with a family room, den, flex area and additional bathroom, offering flexibility for everyday living, hobbies or a home office.

Outside, enjoy a private fenced yard, deck and detached double garage. A new furnace installed in 2024 adds practical value to the property.

Conveniently located near Confederation Park, SAIT, schools, shopping, restaurants and transit, with easy access to downtown Calgary, this location offers the best of established neighbourhood living and inner-city convenience.

Whether you're looking to renovate, invest or explore future redevelopment opportunities, this property offers the flexibility to bring your vision to life. Opportunities like this are worth exploring-book your private showing today and discover the potential for yourself!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359295
Bedrooms	3
Bathrooms	4
Year Built	1983
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,458 sq. ft.
Acreage:	No
Lot Area:	290 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1983 (Age: 43)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	21290
Heating:	Central
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Linoleum, Tile

Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Community:	Mount Pleasant (Calgary)
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Covered Porch · 6'7" × 5'8" ·
Main Floor	Entrance · 6'10" × 6' ·
Main Floor	Kitchen With Eating Area · 11'11" × 9'2" ·
Main Floor	Dining Room · 12' × 8'9" ·
Main Floor	Hall · 8'5" × 3'5" ·
Main Floor	Living Room · 16' × 12'5" ·
2nd Floor	Bedroom - Primary · 16'1" × 14'4" ·
2nd Floor	Bedroom · 15'2" × 7'11" ·
2nd Floor	Bedroom · 13'1" × 7'9" ·
Basement	Family Room · 15'1" × 11'9" ·
Basement	Laundry · 7'6" × 7'1" ·
Basement	Storage · 11'2" × 6'9" ·
Basement	Flex Space · 9'8" × 7'10" ·

Basement	Den · 11'1" × 7'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Open Floorplan
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Nov 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/454-20-avenue-calgary-a2359295/

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