5020 20 Avenue NW

Calgary | Active | MLS® A2357975

$650,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1953**	**767.91 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Prime 50' x 120' Lot in Montgomery with Hillside Views & Redevelopment Potential!
Don’t miss this rare opportunity to own an oversized 50' x 120' (15.25m x 36.6m) lot in sought-after Montgomery, complete with scenic hillside views. Whether you are looking for a move-in-ready home, a holding property, or your next build site, this property delivers.
The bright, inviting main floor features a sun-filled living room and kitchen framed by large windows, two comfortable bedrooms, and a full bath. Downstairs, you’ll find a third bedroom and a second full bathroom, offering great flexibility for guests, a home office, or extra living space. Thoughtful mechanical and cosmetic upgrades over the years make it easy to live in or rent out right away.
Enjoy outdoor living with both a front deck for morning coffee and a spacious rear deck for entertaining. Out back, the oversized, heated studio/shop is a dream workspace for hobbyists or contractors-and can be converted back into a garage.
Hold, rent, or build: live comfortably now while you plan your future project, with a redevelopment plan already available for serious builders.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357975
Bedrooms	3
Bathrooms	2
Year Built	1953
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:	Bungalow
Total Living Area:	767.91 sq. ft.

Main Level Finished Area:	767.91 sq. ft.
Below Grade Finished Area:	558.83 sq. ft.
Acreage:	No
Lot Area:	5,984 sq. ft.
Lot Frontage:	50'½"
Front Exposure:	Southwest
Levels:	One
Total Rooms Above Grade:	5
Year built:	1953 (Age: 73)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	4994GI
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Block
New Constr.:	No
Construction Material:	Concrete, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt
Ensuite:	No
Flooring:	Cork, Laminate, Linoleum
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas, Recreation Room
Garage:	No
Garage Spaces:	0
Parking:	Gravel Driveway, Off Street, Parking Pad
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Montgomery
Appliances:	Dishwasher, Dryer, Electric Stove, Humidifier, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 13'5" × 9'11" ·
Main Floor	Dining Room · 10'11" × 5' ·
Main Floor	Kitchen · 9'2" × 7'11" ·
Main Floor	Bedroom - Primary · 14'11" × 10'2" ·
Main Floor	Bedroom · 13'8" × 8'1" ·
Lower Level	Game Room · 16'6" × 12'6" ·
Lower Level	Bedroom · 10'11" × 9'5" ·
Lower Level	Den · 10'4" × 7'7" ·
Title to Land:	Fee Simple
Community Features:	Playground, Pool, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	None

Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Landscaped, Rectangular Lot
Num. of Parcels:	0
Outbuildings:	Shop, Workshop
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1s
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/5020-20-avenue-nw-calgary-a2357975/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.