

# \$509,000 - 722 20 Avenue Nw, Calgary

MLS® #A2231139

**\$509,000**

2 Bedroom, 1.00 Bathroom, 668 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Step into this beautifully restored home that seamlessly blends timeless character with modern finishes. From the moment you walk in, you'll appreciate the warmth of wide plank hardwood flooring and the thoughtfully preserved original features—including vintage doors, glass knobs, and classic baseboards.

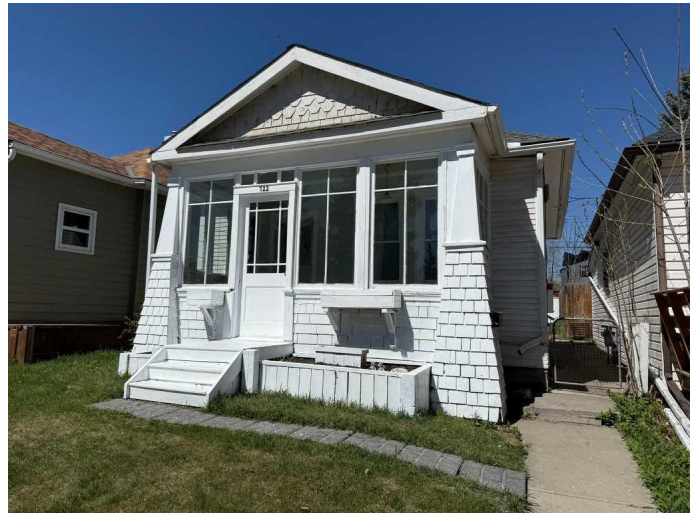
The updated kitchen boasts rich, dark-stained maple cabinetry, sleek stainless steel appliances, and elegant quartz countertops, with an open-counter design that flows into the dining and living areas—perfect for entertaining.

The bathroom has been upgraded with stylish tile flooring and includes a convenient stackable washer and dryer. An open-riser staircase leads to a bright and spacious loft with a skylight and new carpet, offering a versatile space for a home office, studio, or guest area. (Please note: Loft and enclosed front porch are not included in the RMS square footage.)

Additional upgrades include newer shingles, windows, electrical, paint, fencing, and crown mouldings.

Enjoy a large private backyard, rear lane access, gravel parking pad, and storage shed—ideal for relaxed outdoor living.

Located just minutes from SAIT, the University



of Calgary, Foothills Hospital, downtown, and major amenities, this property offers charm, convenience, and long-term potential. Whether you’re a homeowner or investor, this is a must-see!

Built in 1912

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231139    |
| Price          | \$509,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 668         |
| Acres          | 0.07        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 722 20 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 1E1          |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

**Interior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Quartz Counters                                |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                        |
| Cooling           | None                                           |

|              |                     |
|--------------|---------------------|
| Has Basement | Yes                 |
| Basement     | Partial, Unfinished |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Fire Pit, Storage                                        |
| Lot Description   | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Wood Frame, Wood Siding                                  |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | H-GO            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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