

# \$364,900 - 1502 20 Avenue, Didsbury

MLS® #A2238758

**\$364,900**

3 Bedroom, 2.00 Bathroom, 1,186 sqft

Residential on 0.15 Acres

NONE, Didsbury, Alberta

Here is a very unique opportunity to run a business, have a family home or make a combination of both. Located on a good sized corner lot in the great town of Didsbury, this property would be a good find for you and your family. It is currently being used for a business but with some minor adjustments it could easily function again as a family home. The kitchen has newer oak cabinets and situated centrally on the main floor it will allow for easy preparation of the meals and snacks for your family and guests. The patio door off the dining room will give good access to the west facing deck where the evening BBQ's will happen. When ready to relax for the evening, the living room with a large east facing window will be the perfect spot to put your feet up and enjoy a good book. Up a few steps you'll find the main 4 piece bathroom and the 2 upper floor bedrooms. The primary bedroom has a walk-in closet (sorry it will be locked for showings). Heading down to the lower levels you'll find a large bedroom, family room and 2 piece bathroom, as well as access to the main floor kitchen and back exterior door. There will be ample opportunity for you to put your creative skills to work on the 2 lower levels and increase the equity in your home. Give this property some serious consideration and see if it will work for you.

Built in 1960

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2238758      |
| Price          | \$364,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,186         |
| Acres          | 0.15          |
| Year Built     | 1960          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1502 20 Avenue       |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 0W0              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | No Animal Home                                    |
| Appliances        | Garage Control(s), Refrigerator, Window Coverings |
| Heating           | Forced Air                                        |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Partial, Partially Finished                       |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Rain Gutters                      |
| Lot Description   | Back Lane, Corner Lot, Front Yard |
| Roof              | Metal                             |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 21              |
| Zoning         | RC              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Front Porch Realty |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.