

# \$825,000 - 529 20 Avenue Sw, Calgary

MLS® #A2244266

**\$825,000**

4 Bedroom, 2.00 Bathroom, 2,070 sqft

Residential on 0.07 Acres

Cliff Bungalow, Calgary, Alberta

Discover a rare opportunity to own a piece of Calgary's heritage with this beautifully preserved and updated 100-year-old character home, ideally located in the lively inner-city neighborhood of Cliff Bungalow. Just steps from the Mission district along 4th Street and close to the energy of 17th Avenue, you'll find yourself surrounded by some of the city's best dining, caf s, nightlife, and boutique shops. Inside, the home strikes a perfect balance between historic charm and modern sophistication. Original details such as wood banisters, hardwood flooring, plaster accents, and crown moldings showcase its timeless character, while thoughtful updates by an interior designer elevate the space with a contemporary touch. A Wolf gas range anchors the upgraded kitchen, and the main floor bathroom impresses with a custom marble vanity and elegant clawfoot tub. The floor plan offers versatility. The main and lower levels each feature two bedrooms, a full kitchen, and a full bathroom, giving the option to live in the property as a spacious four-bedroom residence or use the lower level as an independent, illegal suite. This flexibility makes the home ideal for young professionals seeking a mortgage helper or investors looking for an adaptable income property. The private backyard provides a low-maintenance retreat for outdoor entertaining or quiet relaxation, complemented by a small detached garage. With amenities, transit, and entertainment all within walking distance, car-free living is not



only possibleâ€”itâ€™s practical. Adding to the propertyâ€™s future value, a new multi-storey development next door highlights the ongoing investment in this vibrant community. This is more than just a homeâ€”itâ€™s a chance to own a distinct piece of Calgaryâ€™s history in one of its most connected, culturally rich neighborhoods. A rare offering that combines heritage, lifestyle, and opportunity.

Built in 1912

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244266    |
| Price          | \$825,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,070       |
| Acres          | 0.07        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 529 20 Avenue Sw |
| Subdivision | Cliff Bungalow   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S0E7           |

**Amenities**

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

**Interior**

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, High Ceilings, Natural Woodwork, No Smoking Home, Crown Molding |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Range                      |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                           |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 3                                                                                              |
| Fireplaces        | Gas, Living Room, Bedroom                                                                      |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Unfinished                                                                               |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Yard                                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Garden |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Wood Frame, Mixed                                                   |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 25               |
| Zoning         | M-CG d111        |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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