

# \$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.

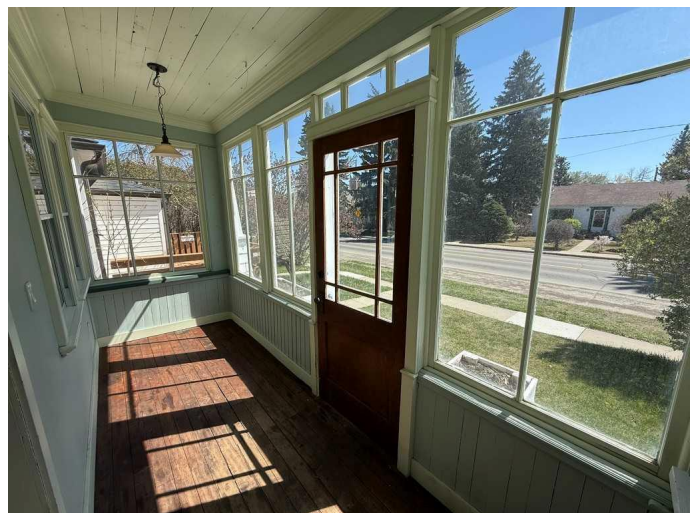
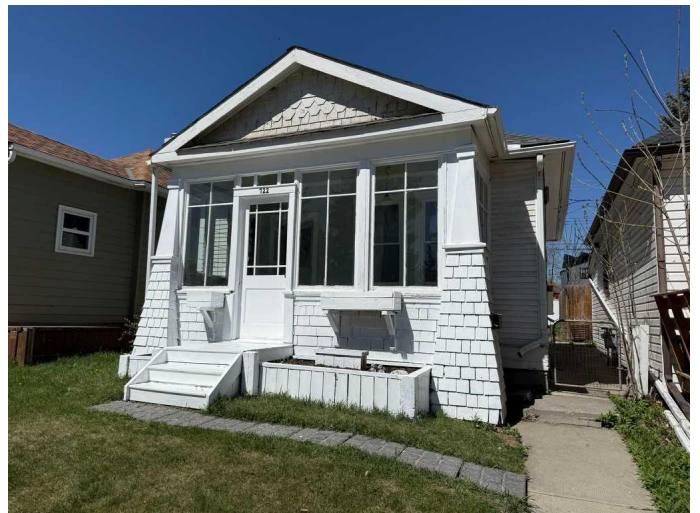
The updated kitchen boasts rich, dark-stained maple cabinetry, sleek stainless steel appliances, and elegant quartz countertops, with an open-counter design that flows into the dining and living areas—perfect for entertaining.

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	60
Zoning	H-GO

### **Listing Details**

Listing Office	eXp Realty
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