

2517 20 Street SW  
Calgary, Alberta

MLS # A2191347



**\$875,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	876 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Land		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Refrigerator

This exceptional opportunity allows you to craft your perfect home in the highly desirable and dynamic Richmond neighbourhood. Offering an expansive 56' frontage and 105' depth, the large lot presents endless possibilities for a custom-designed residence that perfectly suits your vision. The current property includes a charming bungalow featuring original hardwood floors, textured ceilings, retro arched openings, and a cozy gas fireplace in the living room. The main level also boasts a bright dining area and kitchen with breakfast bar that opens to a spacious deck—ideal for entertaining or enjoying the west-facing backyard surrounded by mature trees. On the main floor, you'll find two bedrooms and a bathroom, with a spacious basement that includes a family room, kitchenette, third bedroom, and extra bathroom. A detached single garage and front driveway provide added convenience. Located on a street lined with modern homes, this property offers the perfect balance of tranquility and urban proximity. A playground is just down the street, and the vibrant shops, eateries, and businesses of 17th Avenue and Marda Loop are only moments away. Plus, enjoy a short commute to downtown. This property is a must-see for custom home builders looking to create something extraordinary in one of Calgary's most sought-after communities.