

**1411 20 Avenue NW
Calgary, Alberta**

MLS # A2298584



\$895,000

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|------------------|--|---------------|-------------------|
| Division: | Capitol Hill | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 884 sq.ft. | Age: | 1948 (78 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Level, Rectangular Lot, Street Lighting, SU | | |

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|--------------------|----------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Separate Entrance | | |

Inclusions: N/A

ATTENTION DEVELOPERS, INVESTORS & VISIONARIES — RARE 50' x 120' CORRIDOR OPPORTUNITY IN CAPITOL HILL. Experience the pinnacle of inner-city potential at 1411 20 Avenue NW. Situated directly on a designated Primary Transit Area and Urban Main Street corridor, this prime 50-foot wide lot offers incredible strategic positioning with a rare 50' x 120' footprint and a coveted SOUTH-facing backyard that provides the ideal orientation for maximum natural light in any new build. Whether you are looking to utilize the current R-CG zoning for a high-end rowhouse project or explore the significant upside of the City's H-GO framework for an 8-unit multi-residential masterpiece—a transition that would require a formal rezoning application and City approval—the location within the North Hill Area Redevelopment Plan provides a clear policy pathway for increased density. Yet, unlike most typical development sites, this property stands apart for its exceptional, curated pride of ownership and immediate, charming livability. Meticulously cared for by the same owner for 25 years, the pristine 884 sq. ft. bungalow greets you with gleaming hardwood floors, a warm living room anchored by a character white brick fireplace, and thoughtful details like unique cork-tile flooring in the tranquil primary bedroom. Every corner reflects decades of curated care, from the sunlit kitchen with warm wood cabinetry and charming decorative accents to the clean, updated bathroom featuring unique tile border work. The true highlight of the residence is the private, south-facing backyard sanctuary—professionally manicured and complete with paved patios, rock gardens featuring a solar sun dial, and a one-of-a-kind turquoise garage featuring a stunning, hand-painted mountain landscape mural on the door. This incredible level

of comfort and quality makes the home a premium, high-demand rental or a highly desirable residence while you navigate the City approval process and architectural designs. Your future project will serve a high-demand demographic, located just steps from SAIT and AUArts, a quick trip to the University of Calgary, and minutes to the Lions Park CTrain Station. With local amenities a short stroll away at North Hill Centre and the expansive Confederation Park just blocks from your front door, this is your chance to invest in a location where the City is actively directing growth and secure your footprint on the 20th Avenue corridor today.