

\$575,000 - 452 20 Avenue Nw, Calgary

MLS® #A2244000

\$575,000

2 Bedroom, 2.00 Bathroom, 1,277 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

BACK ON MARKET DUE TO FINANCING.

Opportunities to own a CHARACTER HOME OF THIS SIZE in Mount Pleasant are RARE!

This charming TWO-STOREY sits on a massive, maturely landscaped lot with alley access, leaving plenty of room to build a garage.

Youâ€™ll love the unexpected sense of space with SOARING 9-FOOT CEILINGS - a rare & special feature for a home of this vintage. The layout offers TWO SPACIOUS BEDROOMS, BONUS ROOM/LOFT & TWO FULL BATHROOMS & is brimming with warmth & personality throughout. WITH NEWER APPLIANCES, FURNACE & ROOF.

For retro lovers, donâ€™t miss the aqua bathroom fixtures - authentic, rare & easy to fall in love with!

LOCATION HIGHLIGHTS â€¢ Walkable & vibrant inner-city location â€¢ Just mins to downtown, U of C, SAIT, Foothills Hospital, groceries & major routes: 16th Ave, Crowchild, Centre St & Stoney Ring Road â€¢ Steps to Confederation Park - perfect for biking, running & cross-country skiing â€¢ Close to Mount Pleasant Sportsplex, North Mount Pleasant Arts Centre, outdoor pool, tennis, skating, golf, community garden & more.

NEARBY SCHOOLS INCLUDE â€¢ St. Joseph (K-9) â€¢ Balmoral School (5-9) â€¢ Crescent Heights (9-12) â€¢ St. Francis High (10-12) â€¢ Italian School (K-12) â€¢ Chinese Academy â€¢ École de la Rose Sauvage (7-12) â€¢ Rosedale School (K-9)



â€¢ King George (K-5) â€¢ Mount View (K-6)

Mount Pleasant is one of Calgaryâ€™s most desirable neighbourhoods, known for its blend of charm, convenience, & community. It consistently ranks among Calgaryâ€™s top neighbourhoods for young professionals & families. With ongoing redevelopment & strong resale values, this is not only a great home, but a smart investment.

Built in 1912

Essential Information

MLS® #	A2244000
Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,277
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	452 20 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1C4

Amenities

Parking Spaces	2
Parking	None, Off Street, RV Access/Parking

Interior

Interior Features	Beamed Ceilings, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level, Many Trees, Rectangular Lot, Street Lighting, Treed, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	16
Zoning	R-CG

Listing Details

Listing Office	Century 21 Masters
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