

\$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	Off Street, RV Access/Parking, None

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Beamed Ceilings
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, Fruit Trees/Shrub(s), Lawn, Level, Many Trees, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	Century 21 Masters
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