



THE
A-TEAM

**RE/MAX
FIRST**

4913 20 Street, Calgary T2T 5A4

MLS®#: **A2180779**

Area: **Altadore**

Listing Date: **11/23/24**

List Price: **\$1,099,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Finished Floor Area

Abv Sqft: **1,153**

Low Sqft:

Ttl Sqft: **1,153**

Lot Information

Lot Sz Ar: **5,898 sqft**

Lot Shape:

DOM

28

Layout

Beds: **5 (3 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot,Treed**
Park Feat: **Additional Parking,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other,Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Other**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 5`0"
Bedroom	Main	11`9" x 9`3"
Kitchen	Main	13`3" x 16`7"
4pc Bathroom	Basement	7`7" x 6`5"
Bedroom	Basement	12`4" x 8`1"
Laundry	Basement	4`9" x 7`0"
Furnace/Utility Room	Basement	13`8" x 7`5"

Room	Level	Dimensions
Bedroom	Main	10`2" x 8`1"
Bedroom - Primary	Main	12`8" x 12`6"
Living Room	Main	23`5" x 12`0"
Bedroom	Basement	10`9" x 11`4"
Kitchenette	Basement	5`7" x 6`8"
Game Room	Basement	17`8" x 29`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

3320AJ

Remarks

Pub Rmks:

Prime 50' x 118' lot in the sought-after community of Altadore, known for its vibrant redevelopment and upscale infills. This property includes a 5 bedroom, 2 bathroom bungalow with a finished basement featuring a kitchenette—ideal for guests or added rental potential. The large backyard is perfect for outdoor living, complete with mature trees, a spacious deck for entertaining, and access to the back lane. A double detached garage adds extra convenience with two more parking spots next to it. Whether you're looking to renovate, build your dream home, or invest in this excellent location, the possibilities are endless. Steps to parks, schools, and amenities, this is your chance to own in one of the city's most dynamic neighborhoods!

Inclusions:
Property Listed By:

**Property being sold "as is, where is"
CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



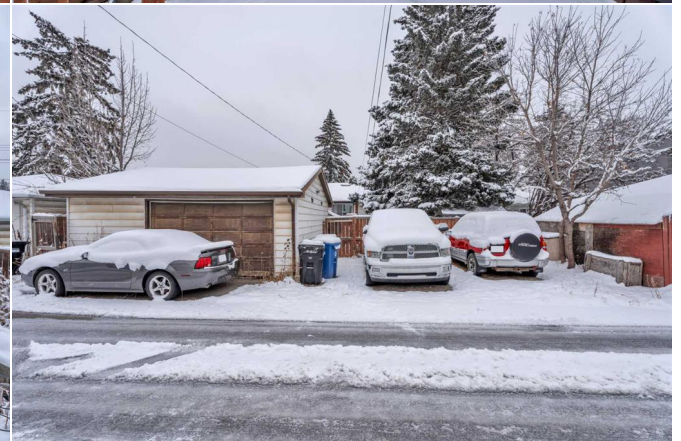
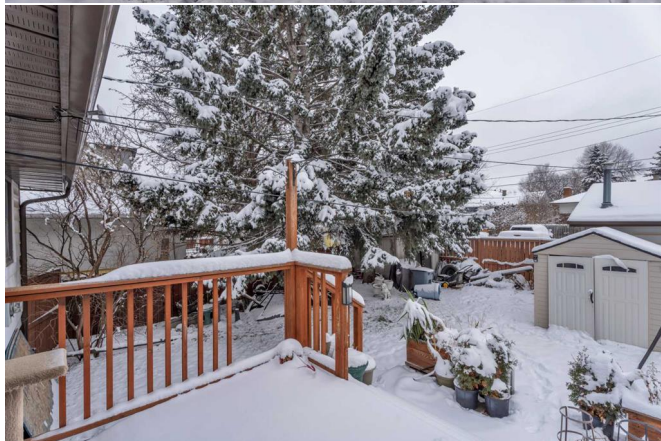
4913 20 St SW, Calgary, AB

Main Floor Exterior Area 1153.91 sq ft
Interior Area 1074.63 sq ft



PREPARED: 2024/1/31

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.





4913 20 St SW, Calgary, AB

Basement (Below Grade) Exterior Area 1043.79 sq ft
Interior Area 952.50 sq ft



PREPARED: 2024/1/01



While regions are excluded from total floor area in GEMDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.