



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2517 20 Street, Calgary T2T 4Z4**

MLS®#: **A2191347**

Area: **Richmond**

Listing Date: **01/30/25**

List Price: **\$875,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1950**

Finished Floor Area

Abv Sqft: **875**  
Low Sqft:  
Ttl Sqft: **875**

Lot Information

Lot Sz Ar: **5,468 sqft**  
Lot Shape:

DOM

**43**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Level,Low Maintenance Landscape,Rectangular Lot,Street Lighting**

Park Feat:

**Driveway,Front Drive,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Stucco**  
Flooring: **Carpet,Hardwood,Linoleum,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>37`2" x 42`8"</b>
<b>Kitchenette</b>	<b>Lower</b>	<b>45`11" x 33`8"</b>
<b>Family Room</b>	<b>Lower</b>	<b>58`3" x 35`0"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>29`3" x 35`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>33`4" x 30`1"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>21`7" x 19`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>26`6" x 38`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>49`3" x 38`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`6" x 35`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>36`1" x 36`8"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>31`2" x 35`6"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>29`9" x 35`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**8997GC**

Remarks

Pub Rmks:

**This exceptional opportunity allows you to craft your perfect home in the highly desirable and dynamic Richmond neighbourhood. Offering an expansive 56' frontage, 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.**

Inclusions:  
Property Listed By:

**Refrigerator**  
**RE/MAX House of Real Estate**

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







