

\$850,000 - 2016 20 Avenue Nw, Calgary

MLS® #A2219679

\$850,000

3 Bedroom, 2.00 Bathroom, 900 sqft
Residential on 0.14 Acres

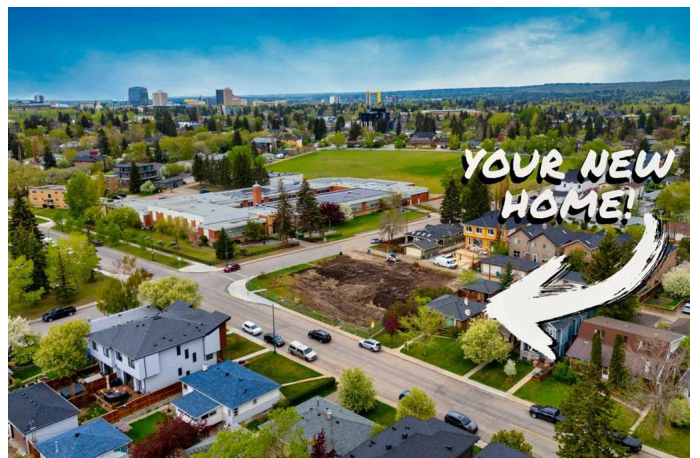
Banff Trail, Calgary, Alberta

Welcome to 2016 20 Street NW â€” a prime redevelopment opportunity nestled in the highly sought-after inner-city community of Banff Trail. This 50â€™ x 120â€™ (557 mÂ²) lot is already zoned R-CG, allowing for a wide range of opportunities. Whether you're a developer looking to break ground on your next project, an investor seeking long-term value, or a homeowner planning a future custom build, this site offers exceptional potential in a location that continues to see strong reinvestment and transformation.

Situated on a quiet, tree-lined street just steps from Branton Junior High School, this property is perfectly positioned within walking distance to key amenities including the Banff Trail LRT station, the University of Calgary, and West Confederation Park. The surrounding area is a hub of ongoing redevelopment: The block has been revitalized with contemporary single-family infills, further affirming the street's transition and long-term value.

The existing 1952 bungalow remains in livable condition, offering immediate holding or rental income potential while redevelopment plans are finalized. With a current land-use designation that supports density, the site is ready for visionaries to bring a new project to life.

In addition to its development upside, the location is a major draw. Enjoy walkable



access to multiple levels of top-rated schools, including Banff Trail Elementary, William Aberhart High School, and Branton French Immersion Jr. High. Nature lovers and active families will appreciate proximity to both Confederation Park and Canmore Park, featuring bike paths, a duck pond, skating rinks, playgrounds, tennis courts, baseball diamonds, and even Confederation Park Golf Course. Major hospitals (Foothills and Alberta Children’s) are just a 5-minute drive or a 20-minute walk away, while retail amenities in Brentwood Village, the University District, and Market Mall ensure everything you need is close at hand.

With R-CG zoning already in place, a mature streetscape undergoing visible renewal, and strong long-term fundamentals, this property presents a rare opportunity to invest in one of Calgary’s most promising redevelopment corridors. Opportunities like this are limited—act now to secure your foothold in Banff Trail.

Built in 1952

Essential Information

MLS® #	A2219679
Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	900
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2016 20 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1H7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.