

\$825,000 - 529 20 Avenue Sw, Calgary

MLS® #A2244266

\$825,000

4 Bedroom, 2.00 Bathroom, 2,070 sqft

Residential on 0.07 Acres

Cliff Bungalow, Calgary, Alberta

Discover a rare opportunity to own a piece of Calgary's heritage with this beautifully preserved and updated 100-year-old character home, ideally located in the lively inner-city neighborhood of Cliff Bungalow. Just steps from the Mission district along 4th Street and close to the energy of 17th Avenue, you'll find yourself surrounded by some of the city's best dining, caf s, nightlife, and boutique shops. Inside, the home strikes a perfect balance between historic charm and modern sophistication. Original details such as wood banisters, hardwood flooring, plaster accents, and crown moldings showcase its timeless character, while thoughtful updates by an interior designer elevate the space with a contemporary touch. A Wolf gas range anchors the upgraded kitchen, and the main floor bathroom impresses with a custom marble vanity and elegant clawfoot tub. The floor plan offers versatility. The main and lower levels each feature two bedrooms, a full kitchen, and a full bathroom, giving the option to live in the property as a spacious four-bedroom residence or use the lower level as an independent, illegal suite. This flexibility makes the home ideal for young professionals seeking a mortgage helper or investors looking for an adaptable income property. The private backyard provides a low-maintenance retreat for outdoor entertaining or quiet relaxation, complemented by a small detached garage. With amenities, transit, and entertainment all within walking distance, car-free living is not



only possibleâ€”itâ€™s practical. Adding to the propertyâ€™s future value, a new multi-storey development next door highlights the ongoing investment in this vibrant community. This is more than just a homeâ€”itâ€™s a chance to own a distinct piece of Calgaryâ€™s history in one of its most connected, culturally rich neighborhoods. A rare offering that combines heritage, lifestyle, and opportunity.

Built in 1912

Essential Information

MLS® #	A2244266
Price	\$825,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,070
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	529 20 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S0E7

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, Chandelier, High Ceilings, Natural Woodwork, No Smoking Home, Crown Molding
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Bedroom
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Garden
Roof	Asphalt Shingle
Construction	Wood Frame, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	22
Zoning	M-CG d111

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.