

2016 20 Avenue NW  
Calgary, Alberta

MLS # A2219679



**\$850,000**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All as is, where is

Welcome to 2016 20 Street NW — a prime redevelopment opportunity nestled in the highly sought-after inner-city community of Banff Trail. This 50' x 120' (557 m<sup>2</sup>) 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.