

1411 20 Avenue NW  
Calgary, Alberta

MLS # A2286284



## \$935,000

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Level, Rectangular Lot, Street Lighting, SU		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** N/A

ATTENTION DEVELOPERS, INVESTORS & VISIONARIES — RARE 50' x 120' CORRIDOR OPPORTUNITY IN CAPITOL HILL. Experience the pinnacle of inner-city potential at 1411 20 Avenue NW. Situated directly on a designated Primary Transit Area and Urban Main Street corridor, this prime 50-foot wide lot offers incredible strategic positioning with a rare 50' x 120' footprint and a coveted SOUTH-facing backyard that provides the ideal orientation for maximum natural light in any new build. Whether you are looking to utilize the current R-CG zoning for a high-end rowhouse project or explore the significant upside of the City's H-GO framework for an 8-unit multi-residential masterpiece—a transition that would require a formal rezoning application and City approval—the location within the North Hill Area Redevelopment Plan provides a clear policy pathway for increased density. Your future project will serve a high-demand demographic, located just steps from SAIT and AUArts, a quick trip to the University of Calgary, and minutes to the Lions Park CTrain Station for effortless downtown access. Local amenities are a short stroll away at North Hill Centre and the trendy shops of 14th Street, while the expansive Confederation Park and golf course are just blocks from your front door. Unlike most development sites, this property offers incredible holding power as the 884 sq. ft. bungalow has been meticulously cared for by the same owner for 25 years. Featuring a solid concrete foundation and a functional, usable basement, this 2-bedroom, 1-bathroom home is move-in ready and would make a high-demand rental while you navigate the City approval process and architectural designs. Invest in a location where the City is actively directing growth and secure your footprint on the 20th Avenue corridor today.