

225 20 Avenue NW  
Calgary, Alberta

MLS # A2165142



**\$499,999**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	1911 (113 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Private, Rectang		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

It's not often you find a detached home in Calgary for under \$500K—this one's a gem! Incredible value in this 1.5-storey character home, perfectly located in the heart of Tuxedo. Just steps from SAIT and minutes from downtown. This bright, open-concept home features a cozy main floor with a spacious living area, a comfortable primary bedroom, and a full 4-piece bathroom. Upstairs, you'll find a versatile loft that can be used as an extra bedroom or flex space. Enjoy the sunny south-facing backyard, perfect for outdoor activities. This home is ideal for young families, investors, or first-time buyers, with easy access to shopping, transit, and the downtown core. Don't miss out on this fantastic opportunity—call your favourite Realtor today to book a showing!