

\$550,000 - 604 20 Avenue Nw, Calgary

MLS® #A2223403

\$550,000

4 Bedroom, 2.00 Bathroom, 1,018 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

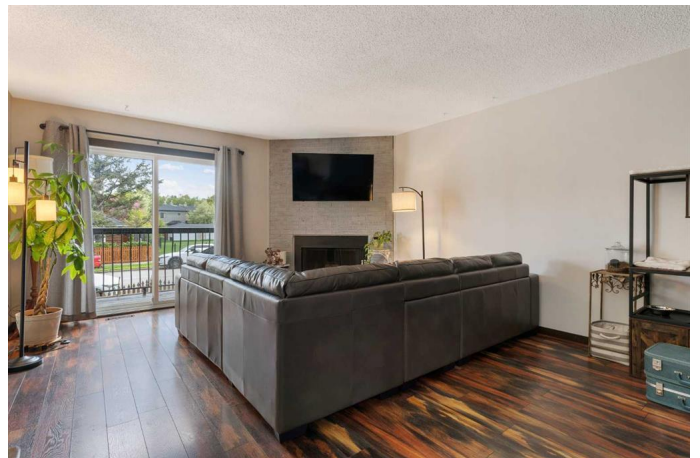
Welcome to this spacious and well-maintained half duplex located in Mount Pleasant â€” one of Calgaryâ€™s most desirable inner-city neighbourhoods.

Offering 4 bedrooms and 2 bathrooms, this home features a flexible layout with 2 large bedrooms up and 2 more downâ€”ideal for families, multi-generational living, or mortgage-helping potential (non-conforming suite). Each level has separate entrances and laundry, including a brand new washer and dryer upstairs.

The upper level has been thoughtfully updated with new flooring, new countertops, and upgraded windows, including a newer patio door that brings in great natural light and opens to the outdoor space. The open-concept kitchen and dining area flows seamlessly into a cozy living room with a wood-burning fireplace, perfect for entertaining or relaxing.

The lower level features newer flooring and two spacious bedrooms, offering comfort and functionality for guests, family members, or tenants.

Outside, enjoy fully fenced front and back yardsâ€”ideal for pets, children, and outdoor gatherings. A huge storage shed and rear parking pad offer excellent utility, along with convenient street parking out front.



Ideally situated right across from the dog park, this home offers incredible walkability and is close to schools, transit, restaurants, shops, and more.

Built in 1976

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2223403 |
| Price | \$550,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,018 |
| Acres | 0.07 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 604 20 Avenue Nw |
| Subdivision | Mount Pleasant |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M 1C8 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Separate Entrance, Storage, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings |
| Heating | Forced Air |
| Cooling | None |

| | |
|-----------------|---|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Garden, Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, Dog Run Fenced In, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Brick, Concrete, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 3 |
| Zoning | H-GO |

Listing Details

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

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