

# \$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

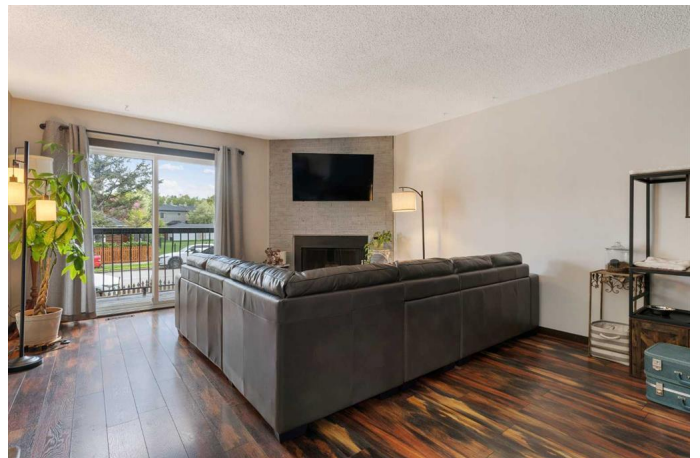
Welcome to this spacious and well-maintained half duplex located in Mount Pleasant â€” one of Calgaryâ€™s most desirable inner-city neighbourhoods.

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, Front Yard, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	5
Zoning	H-GO

## Listing Details

Listing Office	CIR Realty
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