

# \$500,000 - 212 20 Avenue Nw, Calgary

MLS® #A2209658

**\$500,000**

3 Bedroom, 1.00 Bathroom, 845 sqft  
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Welcome to this truly special inner-city gem in the heart of Tuxedo — where timeless charm meets thoughtful updates and a location that can't be beat.

This beautifully maintained heritage home is full of character and history, proudly featured in Jane's Walk for its unique architectural charm and lasting significance. From the moment you arrive, you'll be captivated by the stunning landscaping and inviting curb appeal, back yard complete with a two-level deck perfect for morning coffee or summer entertaining. Plus a detached garage plus a paved parking pad.

Inside, you'll find soaring 9-foot ceilings, original oak hardwood floors, vintage glass door knobs, and a dreamy clawfoot tub that all speak to the era of the home. The main floor offers two bright and cozy bedrooms, while the lower level features an additional bedroom (note: windows are not egress), a space currently set up as a home gym, plus plenty of storage and a dedicated laundry area.

Each detail reflects pride of ownership and a deep appreciation for the home's roots, while still offering the comfort and functionality today's buyers are looking for.

Located in the vibrant community of Tuxedo, you're just steps from Lina's Market, local cafes, parks, and transit — with quick and easy access to downtown, Confederation Park & Princess Island Park. Plus a simple and fast route to the airport. Whether you're a lover of character homes or



simply someone looking for a well-cared-for inner-city retreat, this one is truly a rare find.

Built in 1911

### **Essential Information**

MLS® #	A2209658
Price	\$500,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	845
Acres	0.07
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	212 20 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1C2

### **Amenities**

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Garden, Private Yard

Lot Description Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

## Additional Information

Date Listed April 9th, 2025

Days on Market 4

Zoning R-CG

## Listing Details

Listing Office CIR Realty

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