

# \$850,000 - 2016 20 Avenue Nw, Calgary

MLS® #A2219679

**\$850,000**

3 Bedroom, 2.00 Bathroom, 900 sqft

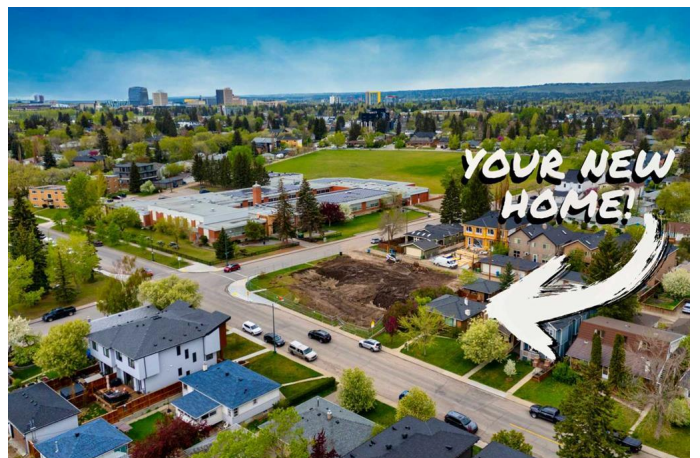
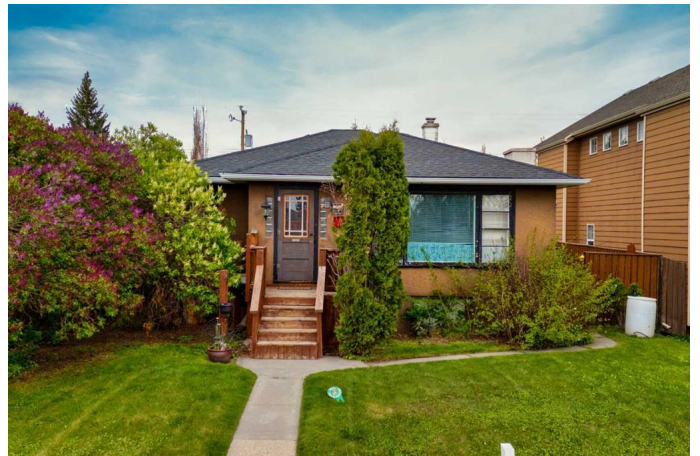
Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

Welcome to 2016 20 Street NW - Situated on a quiet, tree-lined street just steps from Branton Junior High School, this property is perfectly positioned within walking distance to key amenities including the Banff Trail LRT station, the University of Calgary, and West Confederation Park. The surrounding area is a hub of ongoing redevelopment: The block has been revitalized with contemporary single-family infills, further affirming the street's transition and long-term value.

The existing 1952 bungalow remains in livable condition, offering immediate holding or rental income potential while redevelopment plans are finalized. With a current land-use designation that supports density, the site is ready for visionaries to bring a new project to life.

In addition to its development upside, the location is a major draw. Enjoy walkable access to multiple levels of top-rated schools, including Banff Trail Elementary, William Aberhart High School, and Branton French Immersion Jr. High. Nature lovers and active families will appreciate proximity to both Confederation Park and Canmore Park, featuring bike paths, a duck pond, skating rinks, playgrounds, tennis courts, baseball diamonds, and even Confederation Park Golf Course. Major hospitals (Foothills and Alberta Children's) are just a 5-minute drive or a 20-minute walk away, while retail amenities in



Brentwood Village, the University District, and Market Mall ensure everything you need is close at hand.

With R-CG zoning already in place, a mature streetscape undergoing visible renewal, and strong long-term fundamentals, this property presents a rare opportunity to invest in one of Calgary’s most promising redevelopment corridors. Opportunities like this are limited—act now to secure your foothold in Banff Trail.

Built in 1952

**Essential Information**

MLS® #	A2219679
Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	900
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2016 20 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1H7

**Amenities**

Parking Spaces	2
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Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 20th, 2025
Days on Market	25
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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