



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

931 20 Avenue SE
Calgary, Alberta

MLS # A2246566



\$785,000

Division:	Ramsay		
Type:	Residential/House		
Style:	Bungalow		
Size:	727 sq.ft.	Age:	1944 (81 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Built-in Features

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Discover the development potential of 931 20 Ave SE, situated in the heart of Ramsay—one of Calgary's most historic and rapidly transforming inner-city neighborhoods. Positioned on a super desirable corner lot (50'x110'), this currently livable property presents a rare opportunity for future redevelopment—think innovative infill or a thoughtfully designed four-plex. Why Ramsay is the place to be: Incredible walkability & lifestyle amenities: Just steps from Inglewood's vibrant Main Street, you'll find craft breweries, eclectic shops, acclaimed restaurants, and an authentic arts scene alongside cultural events and festivals. Proximity to nature, downtown & transit: Enjoy seamless access to the Bow River pathways, Fish Creek parks, the Calgary Zoo, and downtown's business core—all a short stroll or cycle away. Rich heritage and modern evolution: Ramsay's roots trace back to the 1880s, and the area still retains Edwardian-style homes and historic landmarks like Scotsman's Hill—a favorite spot for Stampede fireworks. Development momentum & future LRT access: A vibrant mix of contemporary infill, supportive ARPs, and an upcoming Green Line C-Train station at Ramsay/Inglewood promise to enhance both value and connectivity by 2027 Wikipedia +1. Community character & charm: Known for its inclusive, "small-town-in-the-big-city" feel with a close-knit vibe and friendly locals, Ramsay offers a blend of affordability, personality, and upward momentum. This property is an ideal canvas—already liveable—for a forward-thinking developer. Whether you envision a stylish four-plex or a contemporary infill project, this corner site delivers the location, heritage, and growth potential that discerning buyers are chasing. *** Property sold as is

where is***