

# \$1,199,000 - 5105 20 Street Sw, Calgary

MLS® #A2236542

**\$1,199,000**

5 Bedroom, 3.00 Bathroom, 1,634 sqft  
Residential on 0.19 Acres

North Glenmore Park, Calgary, Alberta

Attention BUILDERS, INVESTORS, and VISIONARIES! This RARE, MASSIVE 61-FOOT x 139-FOOT CORNER LOT in SOUGHT-AFTER NORTH GLENMORE PARK offers ENDLESS DEVELOPMENT POTENTIAL. Situated on a QUIET, MATURE STREET, this OVERSIZED PROPERTY is a STANDOUT OPPORTUNITY in an area undergoing SIGNIFICANT TRANSFORMATION.

Directly across the street, a parcel is in the process of being REZONED TO H-GO (HOUSING “GRADE-ORIENTED”), highlighting the STRONG POTENTIAL for this lot to be REZONED for HIGHER-DENSITY DEVELOPMENT as well. The DIMENSIONS and CORNER POSITIONING allow for FLEXIBLE DESIGN OPTIONS”from LUXURY SINGLE-FAMILY HOMES to MULTI-UNIT INFILL PROJECTS (subject to city approval).

Enjoy the UNBEATABLE LOCATION: WALKING DISTANCE to SCHOOLS, PARKS, GOLF COURSES, TRANSIT, GLENMORE ATHLETIC PARK, and MINUTES TO MARDIA LOOP, MOUNT ROYAL UNIVERSITY, and DOWNTOWN.

This is your chance to secure one of the LARGEST LOTS in NORTH GLENMORE PARK, PERFECTLY POSITIONED for REDEVELOPMENT in one of



CALGARYâ€™S MOST DESIRABLE  
INNER-CITY COMMUNITIES. Donâ€™t miss  
out on this EXCEPTIONAL OPPORTUNITY!

Built in 1963

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236542    |
| Price          | \$1,199,000 |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,634       |
| Acres          | 0.19        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5105 20 Street Sw   |
| Subdivision | North Glenmore Park |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 1P7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | No Smoking Home              |
| Appliances        | Electric Stove, Refrigerator |
| Heating           | Boiler, Natural Gas          |
| Cooling           | None                         |

|                 |                      |
|-----------------|----------------------|
| Fireplace       | Yes                  |
| # of Fireplaces | 2                    |
| Fireplaces      | Wood Burning         |
| Has Basement    | Yes                  |
| Basement        | Exterior Entry, Full |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Landscaped, Lawn |
| Roof              | Asphalt Shingle  |
| Construction      | Brick  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 10             |
| Zoning         | R-CG           |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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