

# \$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	11
Zoning	R-CG

## Listing Details

Listing Office	The Real Estate District
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