

# \$430,000 - 2117 20 Avenue, Didsbury

MLS® #A2230833

**\$430,000**

3 Bedroom, 3.00 Bathroom, 1,214 sqft

Residential on 0.14 Acres

NONE, Didsbury, Alberta

Welcome to this beautifully updated bungalow offering over 2,300 sq ft of developed living space in the heart of Didsbury—a warm and welcoming town with fantastic amenities including a pool, arena, golf course, tennis courts, hospital, high school, charming downtown, and easy highway access. This home has been extensively renovated and exceptionally cared for. The main floor features a fully redone kitchen (completed within the last year), fresh paint including ceilings (completed 2 months ago), updated lighting, 3 bedrooms, and 1.5 bathrooms with newer vanities and toilets. Downstairs, you'll find a separate entrance through the carport, a second kitchen, spacious living room with a cozy wood-burning fireplace, an additional bedroom with ensuite, and an updated bathroom—making it ideal for extended family or rental. Other highlights include a newer hot water tank (Feb 2025), brand-new thermostat, all windows replaced with double-pane units, new overhead door on the carport, and beautiful flooring in all bathrooms. The backyard is landscaped and ready to enjoy, complete with a gas hookup for your BBQ, RV parking, and a detached garage perfect for hobbies or storage. From the moment you walk in, this home gives you that warm, comfortable feeling of “home.”

Built in 1972

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2230833    |
| Price          | \$430,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,214       |
| Acres          | 0.14        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2117 20 Avenue       |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 0W0              |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Parking Spaces | 3                                                  |
| Parking        | Carport, Covered, Driveway, Single Garage Detached |
| # of Garages   | 2                                                  |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Storage                                                                                  |
| Appliances        | Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                               |
| Cooling           | None                                                                                                  |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 2                                                                                                     |
| Fireplaces        | Wood Burning                                                                                          |
| Has Basement      | Yes                                                                                                   |
| Basement          | Finished, Full, Unfinished                                                                            |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | BBQ gas line, Storage, Uncovered Courtyard |
| Lot Description   | Back Yard                                  |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 1               |
| Zoning         | R-2             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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