

# \$435,000 - 2114 20 Avenue, Didsbury

MLS® #A2211652

**\$435,000**

3 Bedroom, 2.00 Bathroom, 1,966 sqft

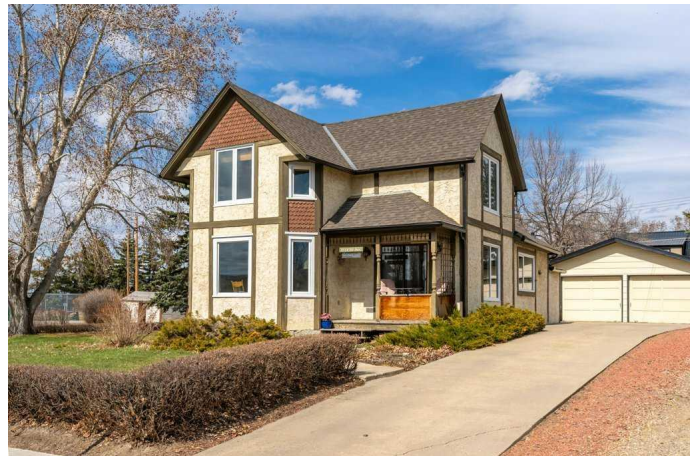
Residential on 0.28 Acres

NONE, Didsbury, Alberta

Welcome to 2114 20 Avenue in the heart of Didsbury – a beautifully preserved turn-of-the-century home on an expansive 12,000 sq ft double lot. With its perfect blend of character and thoughtful updates, this property offers space, warmth, and that rare “feels like home” energy from the moment you arrive.

Step inside through the back entrance and you™re welcomed by a spacious mudroom with double closets – ideal for everyday function. From there, the kitchen invites you in with its central island, breakfast nook, and brand new built-in oven. Just off to the side, the family room addition features a gas fireplace and patio doors to a west-facing deck – great for relaxing or entertaining. Toward the front of the home, the dining room opens onto a covered porch, while the sunlit living room offers a peaceful spot to gather. Upstairs you™ll find three bedrooms, including a generously sized primary suite with walk-in closet. A bright bathroom with skylight and jetted tub adds a touch of luxury, and an open flex space with built-in shelves makes a perfect home office or play area. And for a bit of fun – the upper level holds a few clever nooks that make this a fantastic hide-and-seek home.

Step outside and you're greeted by one of the home™s true highlights: the west-facing deck and sprawling yard. With space to host everything from backyard BBQs to birthday parties, this outdoor area is ready for making



memories. Gardeners will love the raspberry bushes and garden beds, while kids and pets have plenty of room to roam. There's also an oversized shed, a double detached garage, and an extended driveway with loads of space for RV or extra parking.

This home has been lovingly updated over the years, including a custom Western Windows back door (2022), garage roof (2020), upgraded eavestroughs (2022), 13 windows replaced in 2012, a hot water heater replaced approximately five years ago, and shingles redone within the past 10 years.

Just steps from shops, restaurants, schools, Kinsmen Park, the golf course, and more, this location is ideal for families looking to grow in a vibrant, walkable community. Schedule your showing today and experience the comfort, charm, and potential this home has to offer.

Built in 1910

**Essential Information**

MLS® #	A2211652
Price	\$435,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,966
Acres	0.28
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2114 20 Avenue
Subdivision	NONE
City	Didsbury

County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Track Lighting, Skylight(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, See Remarks, Garden, Open Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	2
Zoning	R-2

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.