



THE
A-TEAM

**RE/MAX
FIRST**

1416 20 Street, Calgary T2N 2K6

MLS®#: **A2114195**

Area: **Hounsfield
Heights/Briar Hill**
County: **Calgary**

Listing Date: **03/14/24**
Change: **-\$50k, 10-May**

List Price: **\$1,099,900**
Association: **Fort McMurray**

Status: **Active**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1951**
Lot Information
Lot Sz Ar: **6,888 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,432**
Low Sqft:
Ttl Sqft: **1,432**

DOM

63
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Interior Lot,Landscaped,Level,Private,Rectangular Lot,Treed**
Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Metal Siding ,Stucco,Wood Frame**
Flooring: **Hardwood,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	12`0" x 3`6"	Living Room	Main	19`0" x 11`7"
Kitchen	Main	17`0" x 12`0"	Dining Room	Main	15`0" x 8`2"
4pc Bathroom	Main	7`6" x 4`11"	Bedroom - Primary	Main	14`2" x 11`2"
6pc Ensuite bath	Main	12`1" x 7`7"	Walk-In Closet	Main	13`4" x 4`1"
Bedroom	Main	13`1" x 11`2"	Mud Room	Main	5`11" x 3`2"
Family Room	Lower	23`4" x 10`5"	Game Room	Lower	28`7" x 14`4"

Bedroom	Lower	11`11" x 9`6"	Den	Lower	10`11" x 8`6"
4pc Bathroom	Lower	7`11" x 4`11"	Laundry	Lower	8`0" x 8`0"
Furnace/Utility Room	Lower	12`7" x 9`11"	Storage	Lower	7`7" x 3`9"
Legal/Tax/Financial					

Title:	Zoning:				
Fee Simple	R-C1				
Legal Desc:	1161GJ	Remarks			

Pub Rmks:	<p>Nestled on a serene, tree-lined street in Briar Hill, this home offers over 2500 square feet of developed space (with 1400+ on the main floor). Step inside to discover a refined layout, starting with a formal living room and a spacious great room showcasing a Euro-style kitchen complete with granite countertops, a 5-burner gas stove, stainless steel appliances, a pantry, and ample seating at the countertop. Wrap-around windows in the dining area flood the space with natural light; patio doors lead to a deck and a sprawling backyard featuring an oversized double garage. The primary bedroom delivers contemporary elegance with twin barn doors opening to the walk-in closet. The 6-piece ensuite provides dual sinks, a custom shower, and a luxurious soaker tub. Downstairs, the fully developed basement hosts a versatile family room, a bedroom, a bathroom, a den, a laundry room with a sink, and an additional rec room. Notable upgrades include updated triple-paned windows and shingles on the house and garage. Living in this well-established neighbourhood offers a plethora of conveniences, including proximity to premier medical centres, esteemed educational institutions such as SAIT and U of C, McMahon Stadium, the Jubilee Auditorium, public transit, parks, and an array of shopping and dining options. Welcome to a home where comfort, style, and convenience converge seamlessly.</p>
Inclusions:	-
Property Listed By:	RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













