



THE A-TEAM

RE/MAX FIRST

1213 20 Street, Calgary T2N 2K5

MLS®#: A2165831

Area: Hounsfield Heights/Briar Hill

Listing Date: 09/18/24

List Price: \$1,185,000

Status: Active

County: Calgary

Change: None

Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1953

Finished Floor Area
Abv Sqft: 1,677
Low Sqft:
Ttl Sqft: 1,677

DOM

1
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: 4 Level Split

Lot Information

Lot Sz Ar: 7,007 sqft
Lot Shape:

Parking

Ttl Park: 3
Garage Sz: 2

Access:

Lot Feat: Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Landscaped,Private,Rectangular Lot
Park Feat: Double Garage Detached,Driveway,Front Drive,Garage Door Opener,Heated Garage,In Garage Electric Vehicle Charging Station(s),Insulated

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Awning(s),BBQ gas line,Private Yard

Construction: Stucco,Wood Frame
Flooring: Carpet,Hardwood,Tile
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings
Int Feat: Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Storage,Walk-In Closet(s),Wood Windows
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Foyer, Kitchen, 3pc Bathroom, Bedroom - Primary, Family Room, Game Room.

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Living Room, Bedroom, 3pc Bathroom, Laundry.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

1161GJ

Remarks

Pub Rmks:

Nestled on one of Briar Hill's most coveted streets, this beautifully maintained mid-century 4-level split exudes timeless charm and quality craftsmanship. Lovingly cared for over the years, the home features numerous top-quality upgrades, including newer triple-glazed windows, a newer roof, and freshly painted exterior stucco, ensuring both style and efficiency. The main floor welcomes you with a kitchen featuring solid wood cabinets, undermount lighting, and granite countertops, creating an inviting space for cooking and gathering. The original hardwood floors have been meticulously refinished, preserving the home's classic character. A spacious living room with a large picture window offers a tranquil view of the impressively landscaped backyard, filling the space with natural light. Upstairs, the primary and guest bedrooms provide comfortable accommodations, complemented by a newly updated 3-piece bath. The lower level boasts a cozy family room where the attached garage has been thoughtfully converted, complete with a gas fireplace for those cozy evenings. As well as an additional 3pc Bath and Laundry Room. The basement extends the living space further with a large games room, built-in wardrobe with cabinets, and three windows, including an egress window, making it easily adaptable as a third bedroom. The backyard is truly the jewel of this home—a serene west-facing oasis featuring lush perennials, canopied trees, and a concrete patio area equipped with a retractable awning and a gas BBQ line. It's the perfect spot for outdoor entertaining or peaceful relaxation. Additionally, the property includes a double detached insulated garage with a Tesla EV charging port, adding convenience for modern living. This property offers an exceptional blend of mid-century charm and thoughtful updates in a prime Briar Hill location, providing a rare opportunity for discerning buyers.

Inclusions:
Property Listed By:

**Second Fridge in Basement, Tesla EV Charging Port in Garage
Century 21 Bamber Realty LTD.**

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











