



THE
A-TEAM

**RE/MAX
FIRST**

1221 20A Street, Calgary T2N 2L2

MLS®#: **A2170996**

Area: **Hounsfield
Heights/Briar Hill**

Listing Date: **10/04/24**

List Price: **\$1,195,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1952**
Lot Information
Lot Sz Ar: **7,039 sqft**
Lot Shape: **54x130**

Finished Floor Area
Abv Sqft: **1,226**
Low Sqft:
Ttl Sqft: **1,226**

DOM

2
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Garden,Treed**
Park Feat: **Carport,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Stucco**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Garage Control(s),Refrigerator,Stove(s),Water Softener**
Int Feat: **Central Vacuum,No Animal Home,No Smoking Home,Pantry,See Remarks,Skylight(s),Track Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`11" x 11`2"	Bedroom	Main	9`11" x 10`1"
Bedroom - Primary	Main	13`3" x 13`2"	Dining Room	Main	9`9" x 15`7"
Living Room	Main	13`1" x 20`2"	Kitchen With Eating Area	Main	16`0" x 14`7"
4pc Bathroom	Main	4`10" x 7`7"	2pc Bathroom	Basement	3`10" x 6`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1161GJ

Zoning:
R-C1

Remarks

Pub Rmks: **Rare find, wonderful Briar Hill, arguably one the best locations without a view. Located on a lovely tree lined street, west backyard, whisper quiet location, one block away from Briar Hill School. This home has been lovingly maintained over the past 54 years with the same owner. If your looking for a premium building lot, or to expend, and tweak with a renovation, this is it. Kitchen with track lighting, ample storage space, lovely breakfast nook, looking onto your secluded backyard, natural gas fireplace, Carpet covering untouched Hardwood floors throughout , triple pain windows in Kitchen and living room, upgraded mechanical, electronic air filter. Steps away from LRT, Sait ,U OF C, Foothills Hospital, North Hill Mall**

Inclusions: **Garden Shed, Vacuum system plus attachments,**

Property Listed By: **RE/MAX Real Estate (Central)**

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











