



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1404 20 Street, Calgary T2N 2K6**

MLS®#: **A2205731**

Area: **Hounsfield  
Heights/Briar Hill**

Listing **03/26/25**  
Date:

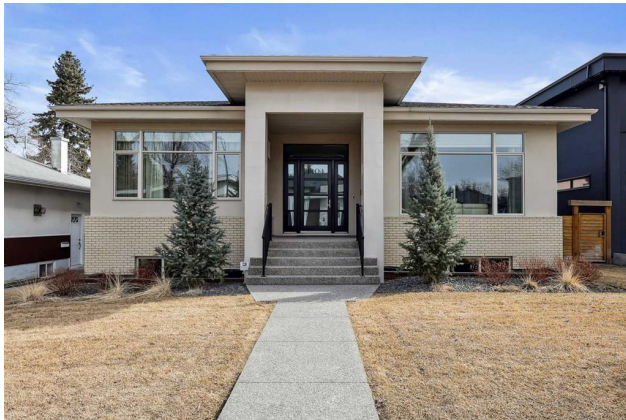
List Price: **\$2,150,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2017**

Finished Floor Area

Abv Sqft: **2,124**

Low Sqft:

Ttl Sqft: **2,124**

Lot Information

Lot Sz Ar: **6,888 sqft**

Lot Shape:

DOM

**10**

Layout

Beds: **3 (1 2 )**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **5**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
Park Feat: **Parking Pad,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Built-in Barbecue**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bar,Breakfast Bar,Built-in Features,Chandelier,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

| Room              | Level | Dimensions      | Room           | Level    | Dimensions    |
|-------------------|-------|-----------------|----------------|----------|---------------|
| Living Room       | Main  | 16`11" x 16`1"  | Kitchen        | Main     | 17`0" x 15`5" |
| Pantry            | Main  | 6`0" x 4`1"     | Dining Room    | Main     | 17`0" x 11`2" |
| Bedroom - Primary | Main  | 14`11" x 14`11" | Walk-In Closet | Main     | 14`11" x 8`1" |
| 5pc Ensuite bath  | Main  | 14`11" x 14`3"  | Foyer          | Main     | 10`6" x 10`1" |
| Mud Room          | Main  | 11`7" x 7`2"    | Entrance       | Main     | 7`7" x 7`7"   |
| 2pc Bathroom      | Main  | 8`5" x 5`11"    | Game Room      | Basement | 22`4" x 21`0" |

Den  
Bedroom  
Laundry  
Furnace/Utility Room

Basement  
Basement  
Basement  
Basement

16`7" x 14`3"  
13`3" x 11`0"  
14`2" x 9`9"  
11`3" x 10`8"

Bedroom  
Storage  
3pc Bathroom

Basement  
Basement  
Basement

13`7" x 11`0"  
9`11" x 8`4"  
10`8" x 7`6"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-CG

1161GJ

Remarks

Pub Rmks:

**Luxury Inner-City Bungalow in One of Calgary's Most Prestigious NW Neighbourhoods** A rare find, this recently built inner-city BUNGALOW with a TRIPLE-CAR GARAGE offers over 4,100 sq. ft. of meticulously designed living space. Situated in one of Calgary's most sought-after NW communities, this home combines modern luxury with thoughtful functionality. The sprawling main floor is bathed in natural light, thanks to soaring 11-foot ceilings and oversized windows adorned with designer blinds. Step inside and be captivated by the stunning two-way fireplace, floating crystal light fixtures, and exquisite custom hardware and finishes. The open-concept kitchen is a chef's dream, equipped with high-end appliances, two dishwashers, a double wall oven, and striking Australian granite countertops and backsplash. The primary suite is a true retreat, featuring a spa-like ensuite with a stunning vessel bathtub, an oversized walk-in shower, and a custom-built walk-in closet. A unique built-in carrier elevator conveniently sends laundry directly to the lower-level laundry room. Step outside into the fully landscaped backyard, where you'll find aggregate walkways, a patio, an exterior fireplace, and a built-in BBQ—perfect for year-round entertaining. The lower level offers three additional bedrooms (or an optional den), a spacious recreation room with a wet bar, and ample storage. Additional highlights include: Control4 home automation with programmable lighting and remote operation. Triple-car garage for ultimate convenience. Thoughtfully designed mudroom entry for seamless indoor-outdoor living. This one-of-a-kind luxury bungalow is a must-see. Book your private showing today!

Inclusions:  
Property Listed By:

Control 4 system, alarm hardware, ALL tv's and brackets,  
RE/MAX House of Real Estate

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

