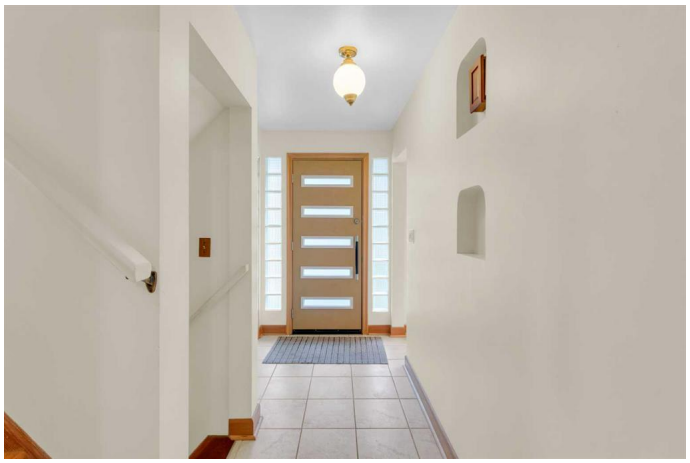
$1,199,900 - 1213 20 Street Nw, Calgary

MLS® #A2248202

$1,199,900
2 Bedroom, 2.00 Bathroom, 1,677 sqft
Residential on 0.16 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta



Bring your builder and or your imagination. This 54x130 ft lot boasts over 7000 sq ft on one of Briar Hill's most coveted streets. This beautifully maintained mid-century 4-level split has timeless charm and quality craftsmanship. Lovingly cared for over the years, the property features numerous top-quality upgrades, including newer triple-glazed windows 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 hardwood floors are refinished, preserving the home's classic character. A spacious living room with a large picture window offers a tranquil view of the impressively landscaped west-facing 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 was converted, complete with a gas fireplace for those cozy evenings. As well as an additional 3-piece 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 midÂ-century charm and thoughtful updates in a

Built in 1953

Essential Information

MLS® #	A2248202
Price	$1,199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,677
Acres	0.16
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	1213 20 Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2K5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Wood Windows
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Rectangular Lot, Few Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	66
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.

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