

1213 20 Street NW  
Calgary, Alberta

MLS # A2248202



\$1,250,000

|             |                                                                      |        |                   |
|-------------|----------------------------------------------------------------------|--------|-------------------|
| Division:   | Hounsfield Heights/Briar Hill                                        |        |                   |
| Type:       | Residential/House                                                    |        |                   |
| Style:      | 1 and Half Storey                                                    |        |                   |
| Size:       | 1,677 sq.ft.                                                         | Age:   | 1953 (72 yrs old) |
| Beds:       | 2                                                                    | Baths: | 2                 |
| Garage:     | Double Garage Detached                                               |        |                   |
| Lot Size:   | 0.16 Acre                                                            |        |                   |
| Lot Feat:   | Back Lane, Back Yard, Few Trees, Front Yard, Garden, Rectangular Lot |        |                   |
| Heating:    | Forced Air, Natural Gas                                              |        |                   |
| Floors:     | Carpet, Hardwood, Tile                                               |        |                   |
| Roof:       | Asphalt Shingle                                                      |        |                   |
| Basement:   | Full, Partially Finished                                             |        |                   |
| Exterior:   | Stucco, Wood Frame                                                   |        |                   |
| Foundation: | Poured Concrete                                                      |        |                   |
| Features:   | No Animal Home, No Smoking Home, Wood Windows                        |        |                   |
| Water:      | -                                                                    |        |                   |
| Sewer:      | -                                                                    |        |                   |
| Condo Fee:  | -                                                                    |        |                   |
| LLD:        | -                                                                    |        |                   |
| Zoning:     | R-CG                                                                 |        |                   |
| Utilities:  | -                                                                    |        |                   |
| Inclusions: | N/A                                                                  |        |                   |

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 mid&shy;century charm and thoughtful updates in a