

**1213 20 Street NW
Calgary, Alberta**

MLS # A2165831



\$1,100,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,677 sq.ft.	Age:	1953 (71 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Heat		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Private, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Wood Windows		

Inclusions: Second Fridge in Basement, Tesla EV Charging Port in Garage

Significant Price Correction! New Price \$1,100,000. 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.