

\$1,250,000 - 1213 20 Street Nw, Calgary

MLS® #A2248202

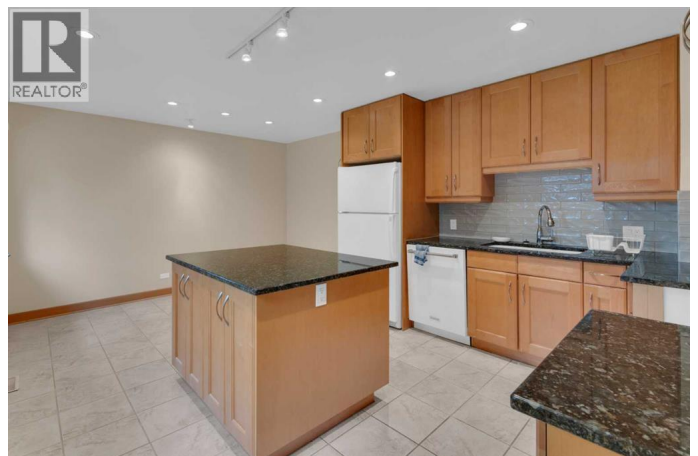
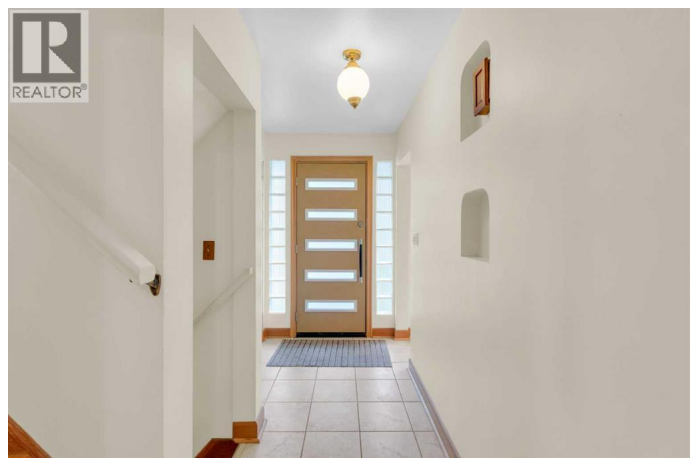
\$1,250,000

2 Bedroom, 2.00 Bathroom, 1,677 sqft

Single Family 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 mid-century charm and thoughtful updates in a (id:6289)

Built in 1953

Essential Information

Listing #	A2248202
Price	\$1,250,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,677
Acres	0.16
Year Built	1953
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1213 20 Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
Province	Alberta
Postal Code	T2N2K5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Wood windows, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove
Heating	Natural gas Forced air

Cooling	None
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Garden Area
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 11th, 2025 at 11:46pm PDT