

# \$1,080,000 - 1308 20 Street Nw, Calgary

MLS® #A2223462

**\$1,080,000**

4 Bedroom, 2.00 Bathroom, 1,167 sqft

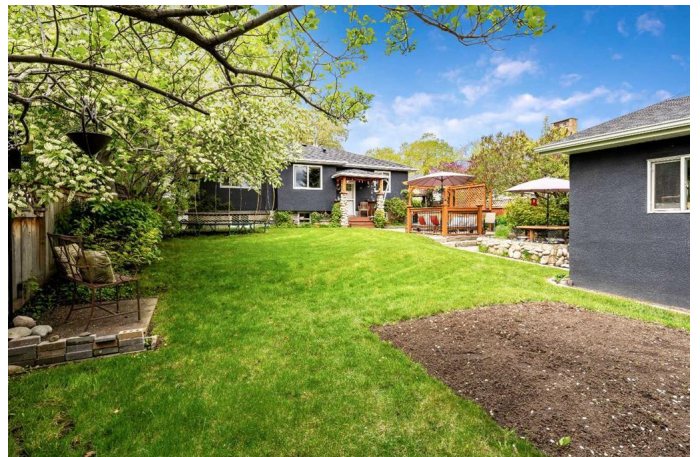
Residential on 0.16 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

OPEN HOUSE SATURDAY MAY 24th 1pm to 4pm 1308 20 ST NW This beautiful four bedroom home has had many updates and is located on a tree lined street in Briar Hill.

Situated on an oversized 6890 sq ft lot, a stunning backyard that is your private oasis giving you added outdoor living space. Mature trees and landscape, lilac bushes, shrubs. Patio spaces. Pergola with hot tub. Fantastic yard for children or family members to play and includes a trampoline (if desired) and a playhouse shed, perfect for the little ones or as a quaint garden shed. Plus an oversized double garage (23' x 23').

Renovated kitchen with shaker cabinets, stainless steel appliances, granite countertop with island peninsula seating for three. Open floor plan with the living room being open to the kitchen and dining. Updated pot lighting and flat ceilings. Lots of natural light, newer big windows (Sept 2018 upper floor) bring in lots of natural light from the East /West yards to enjoy. Three good size bedrooms up with an updated main bath. The lower level has large windows and doesn't feel like a basement. It has a large rec room flex space, a large fourth bedroom, 3-piece bath and a renovated laundry room with a sink and HE front load washer & dryer. New Roof September 2024. Furnace 2013. Located in the prestigious inner-city community of Briar Hill. Walk to all levels of schooling. Only one block away to the Briar Hill Elementary School. Walk to Queen Elizabeth Junior High/High



School or French Immersion Branton Jr High and William Aberhart High School. Walk to University of Calgary and SAIT. Walk to Foothills Hospital, Jubilee Auditorium, McMahon Stadium, grocery stores, shops and restaurants on 19th St & Kensington and North Hill Centre. LRT or easy access to major road arteries taking you anywhere you want to be in the City and the mountains. Parks, natural parks and off-leash areas for your furry family members and close to the Bow River Park and Path System. A beautiful home in a fantastic inner-city community. View the 3D Tour(purple house symbol). Welcome home!

Built in 1952

### Essential Information

MLS® #	A2223462
Price	\$1,080,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,167
Acres	0.16
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1308 20 Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2K6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

### Interior

Interior Features	Granite Counters, No Smoking Home
Appliances	Dishwasher, Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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