\$1,250,900 - 1213 20 Street Nw, Calgary

MLS® #A2248202

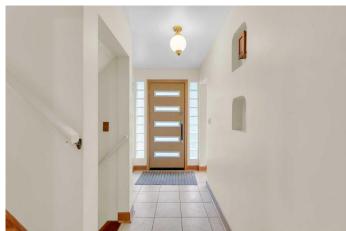
\$1,250,900

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 \$1,250,900

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

Exterior

Exterior Features Garden, Other, Private Yard

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Garden, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 14th, 2025

Days on Market 76

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. 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. Used under license.