

**1408 20A Street NW**  
**Calgary, Alberta**

**MLS # A2321231**



**\$1,850,000**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,772 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Brush, Front Yard, Garden, Landscaped, Lawn, Private, See Remarks, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

A rare opportunity to own a home fronting directly onto the park in the highly sought-after community of Briar Hill. Nestled in the heart of the neighborhood, this spacious family home offers over 4,000 square feet of developed living space and a versatile layout featuring four bedrooms, with the potential to reconfigure the upper level into a four-bedroom-up floor plan if desired. Perfectly positioned for families, this is a home where children can step out the front door and enjoy the park just across the street. The curb appeal is exceptional, highlighted by extensive exterior renovations completed in 2023, including James Hardie shake accents, new pillars and stonework, updated eavestroughs, and freshly painted stucco. A charming covered front veranda welcomes you home, featuring a cedar soffit ceiling and tranquil views across the park. Inside, the home offers a private main-floor office, ideal for working from home, along with formal living and dining rooms that overlook the green space. The kitchen was extensively renovated and expanded as part of a major renovation, creating a highly functional and inviting space featuring custom wood cabinetry, quartz countertops, and a premium Bosch stainless steel appliance package. The kitchen opens seamlessly into the spacious family room, anchored by a fireplace and designed for both everyday living and entertaining. The rear yard is beautifully landscaped with mature gardens, stonework, pergola, and a large deck, creating an ideal outdoor retreat for family gatherings and summer entertaining. The fully developed basement offers excellent flexibility, featuring a recreation room, fourth bedroom, and a beautifully updated full bathroom. Movie nights become an experience of their own in the dedicated home theatre, complete with in-floor heating and an upgraded motorized screen. Multiple storage rooms and utility spaces

provide outstanding functionality for growing families. Comfort and peace of mind are enhanced by numerous mechanical and capital improvements, including two high-efficiency Napoleon furnaces, central air conditioning, a newer roof, updated electrical panel, and extensive recent exterior upgrades. A double detached garage and paved rear lane complete the package. All of this is located in one of Calgary's premier inner-city communities, offering convenient access to Briar Hill School, SAIT, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, LRT transit, Kensington, downtown Calgary, and an abundance of parks, pathways, and amenities.