



# 1218 20A Street Calgary Alberta

\$1,175,000

Rare opportunity to own property on one of the best streets Briar Hill has to offer! This prime development lot is 54 by 130 feet with a flat backyard on an exclusive street surrounded by established trees & multi-million dollar homes. Great area to raise a family & zones to highly rated Briar Hill School which is one block away. The existing bungalow is full of mid-century charm and features hardwood floors, updated bathroom, finished basement with wet bar, double detached garage with PAVED LANE, and private backyard. Move in, rent out, or start planning your dream home all within close proximity to shopping, downtown, Foothills hospital, and Kensington. The existing tenants are responsible and would love to stay while you make plans to build your dream home! (id:6769)

Recreational, Games room 3.78 M x 7.42 M

Den 3.56 M x 3.51 M

3pc Bathroom Measurements not available

Living room 6.02 M x 4.09 M

Dining room 2.72 M x 3.20 M

Kitchen 4.22 M x 3.53 M

Primary Bedroom 3.78 M x 3.66 M

Bedroom 3.76 M x 3.05 M

3pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
CIR REALTY



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca