



# 1416 20 Street Calgary Alberta

\$1,099,900

Nestled on a serene, tree-lined street in Briar Hill, this home offers over 2500 square feet of developed space (with 1400+ on the main floor). Step inside to discover a refined layout, starting with a formal living room and a spacious great room showcasing a Euro-style kitchen complete with granite countertops, a 5-burner gas stove, stainless steel appliances, a pantry, and ample seating at the countertop. Wrap-around windows in the dining area flood the space with natural light; patio doors lead to a deck and a sprawling backyard featuring an oversized double garage. The primary bedroom delivers contemporary elegance with twin barn doors opening to the walk-in closet. The 6-piece ensuite provides dual sinks, a custom shower, and a luxurious soaker tub. Downstairs, the fully developed basement hosts a versatile family room, a bedroom, a bathroom, a den, a laundry room with a sink, and an additional rec room. Notable upgrades include updated triple-paned windows and shingles on the house and garage. Living in this well-established neighbourhood offers a plethora of conveniences, including proximity to premier medical centres, esteemed educational institutions such as SAIT and U of C, McMahon Stadium, the Jubilee Auditorium, public transit, parks, and an array of shopping and dining options. Welcome to a home where comfort, style, and convenience converge seamlessly. (id:6769)

Family room 23.33 Ft x 10.42 Ft  
 Recreational, Games room 28.58 Ft x 14.33 Ft  
 Bedroom 11.92 Ft x 9.50 Ft  
 Den 10.92 Ft x 8.50 Ft  
 4pc Bathroom 7.92 Ft x 4.92 Ft  
 Laundry room 8.00 Ft x 8.00 Ft  
 Furnace 12.58 Ft x 9.92 Ft  
 Storage 7.58 Ft x 3.75 Ft  
 Foyer 12.00 Ft x 3.50 Ft

Living room 19.00 Ft x 11.58 Ft  
 Kitchen 17.00 Ft x 12.00 Ft  
 Dining room 15.00 Ft x 8.17 Ft  
 4pc Bathroom 7.50 Ft x 4.92 Ft  
 Primary Bedroom 14.17 Ft x 11.17 Ft  
 6pc Bathroom 12.08 Ft x 7.58 Ft  
 Other 13.33 Ft x 4.08 Ft  
 Bedroom 13.08 Ft x 11.17 Ft  
 Other 5.92 Ft x 3.17 Ft

Listing Presented By:



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

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