



1221 20A Street Calgary Alberta

\$1,075,000

OPEN HOUSE SATURDAY 12:00-3:00 p.m. Looking to build, or to renovate? Rare find, wonderful, arguably Briar Hill's prettiest location. Located on a lovely tree lined street, flat lot, west backyard, whisper quiet, one block away from Briar Hill School. This home comes with great bones, it has been lovingly maintained over the past 54 years with the same owner. If you're looking for a premium building lot, or to expend, and tweak with a renovation, this is it. Kitchen with track lighting, ample storage space, lovely breakfast nook, looking onto your secluded backyard, natural gas fireplace, Carpet covering untouched Hardwood floors throughout, triple pain windows in Kitchen and living room, upgraded mechanical, electronic air filter. Steps away from LRT, Sait, U OF C, Foothills Hospital, North Hill Mall (id:6769)

2pc Bathroom 3.83 Ft x 6.08 Ft
Bedroom 9.92 Ft x 11.17 Ft
Bedroom 9.92 Ft x 10.08 Ft
Primary Bedroom 13.25 Ft x 13.17 Ft

Dining room 9.75 Ft x 15.58 Ft
Living room 13.08 Ft x 20.17 Ft
Other 16.00 Ft x 14.58 Ft
4pc Bathroom 4.83 Ft x 7.58 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Central)



**RE/MAX REAL ESTATE
(CENTRAL)**

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