



## 1320 20A Street Calgary Alberta

\$1,195,000

One of the premier lots ( 53 X 130 ) in Briar Hill , west facing and perfectly situated with unobstructed views of the park and offering fantastic curb appeal . This lovingly cared for bungalow exudes charm and character. A beautifully manicured yard with an abundance of trees , sitting areas , a firepit , and an amazing fountain that captures your attention with the soothing sounds of a waterfall. all within your private backyard oasis . Inside you will find the home bright and inviting with gleaming hardwood floors throughout the main level , each room with its own unique characteristics . A feature Stone fireplace greets you , showcasing the warmth this home has . A formal dining room flows seamlessly to the open den / sitting room . Down the hall you will find 2 generous sized bedrooms and a charming 3 piece bathroom with clawfoot tub completing the main level . The lower level has a large open family room , small summer kitchen , a 3 piece bath , large laundry area ,and a cedar Sauna tucked away . There is plenty of storage space too in this well designed home . (id:6769)

Family room 23.92 Ft x 11.67 Ft

Other 10.50 Ft x 6.58 Ft

Other 13.25 Ft x 9.17 Ft

Storage 7.33 Ft x 4.25 Ft

Storage 6.92 Ft x 5.67 Ft

3pc Bathroom 7.42 Ft x 5.17 Ft

Laundry room 13.17 Ft x 12.00 Ft

Other 13.25 Ft x 9.17 Ft

Living room 15.08 Ft x 13.83 Ft

Dining room 11.75 Ft x 10.83 Ft

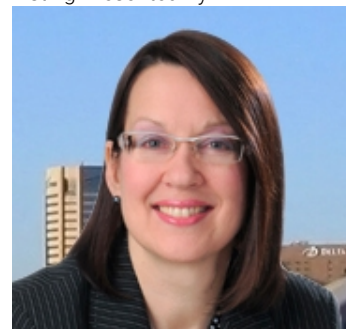
Den 10.92 Ft x 9.67 Ft

Primary Bedroom 12.58 Ft x 10.42 Ft

Bedroom 12.17 Ft x 10.83 Ft

3pc Bathroom 10.42 Ft x 4.92 Ft

Listing Presented By:



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