



## 1213 20 Street Calgary Alberta

\$1,185,000

Nestled on one of Briar Hill's most coveted streets, this beautifully maintained mid-century 4-level split exudes timeless charm and quality craftsmanship. Lovingly cared for over the years, the home features numerous top-quality upgrades, including newer triple-glazed windows, a newer roof, and freshly painted exterior stucco, ensuring both style and efficiency. The main floor welcomes you with a kitchen featuring solid wood cabinets, undermount lighting, and granite countertops, creating an inviting space for cooking and gathering. The original hardwood floors have been meticulously refinished, preserving the home's classic character. A spacious living room with a large picture window offers a tranquil view of the impressively landscaped backyard, filling the space with natural light. Upstairs, the primary and guest bedrooms provide comfortable accommodations, complemented by a newly updated 3-piece bath. The lower level boasts a cozy family room where the attached garage has been thoughtfully converted, complete with a gas fireplace for those cozy evenings. As well as an additional 3pc Bath and Laundry Room. The basement extends the living space further with a large games room, built-in wardrobe with cabinets, and three windows, including an egress window, making it easily adaptable as a third bedroom. The backyard is truly the jewel of this home—a serene west-facing oasis featuring lush perennials, canopied trees, and a concrete patio area equipped with a retractable awning and a gas BBQ line. It's the perfect spot for outdoor entertaining or peaceful relaxation. Additionally, the property includes a double detached insulated garage with a Tesla EV charging port, adding convenience for modern living. This property offers an exceptional blend of mid-century charm and thoughtful updates in a prime Briar Hill location, providing a rare opportunity for discerning buyers...

Recreational, Games room 12.25 Ft x 24.83 Ft

3pc Bathroom 7.00 Ft x 8.00 Ft

Family room 20.92 Ft x 14.08 Ft

Laundry room 5.50 Ft x 8.00 Ft

Foyer 12.00 Ft x 5.00 Ft

Dining room 12.00 Ft x 6.17 Ft

Kitchen 12.00 Ft x 11.92 Ft

Living room 13.08 Ft x 25.67 Ft

3pc Bathroom 7.42 Ft x 9.00 Ft

Bedroom 13.08 Ft x 13.25 Ft

Primary Bedroom 13.42 Ft x 13.42 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca