



1213 20 Street Calgary Alberta

\$1,250,900

Bring your builder and or your imagination. This 54x130 ft lot boasts over 7000 sq ft on one of Briar Hill's most coveted streets. This beautifully maintained mid-century 4-level split has timeless charm and quality craftsmanship. Lovingly cared for over the years, the property features numerous top-quality upgrades, including newer triple-glazed windows 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 hardwood floors are refinished, preserving the home's classic character. A spacious living room with a large picture window offers a tranquil view of the impressively landscaped west-facing 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 was converted, complete with a gas fireplace for those cozy evenings. As well as an additional 3-piece 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 (id:6769)

Primary Bedroom 13.42 Ft x 13.42 Ft

Bedroom 13.25 Ft x 13.08 Ft

3pc Bathroom 9.00 Ft x 7.42 Ft

Family room 20.92 Ft x 14.08 Ft

Laundry room 8.00 Ft x 5.50 Ft

3pc Bathroom 8.00 Ft x 7.00 Ft

Other 24.83 Ft x 12.25 Ft

Foyer 12.00 Ft x 5.00 Ft

Other 12.00 Ft x 11.00 Ft

Dining room 12.00 Ft x 6.17 Ft

Living room 25.67 Ft x 13.08 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca