

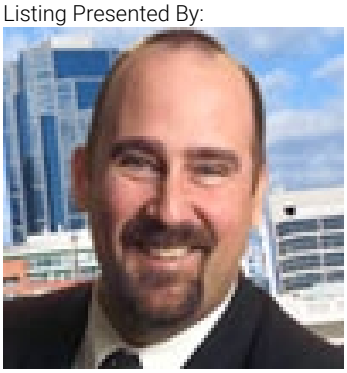
1512 20A Street Calgary Alberta

$1,249,000

This is truly an exceptional opportunity in one of Calgary's most sought after Inner city communities-The First Ever Duplex in Briar Hill /Hounsfield Heights. This move-in ready and designed for modern Calgary living Offers 2031 sq. ft. of thoughtfully designed living space, this contemporary residence combines luxury, functionality, and quality craftsmanship.The main level features an inviting open-concept layout designed for both everyday living and entertaining. The spacious living area is anchored by a gas fireplace, creating a warm and welcoming atmosphere. The gourmet kitchen showcases Stainless Steel appliances, offering both style and performance for the discerning homeowner. With 3 bedrooms and 2.5 bathrooms And a major highlight of this well planned house is the legal 2-bedroom basement suite, providing an excellent opportunity for additional rental income while adding flexibility for extended family, guests, or multigenerational living. This thoughtfully designed secondary living space enhances both the functionality and investment appeal of the home. Enjoy the outdoors in the fully fenced backyard, providing a private space for children, pets, outdoor entertaining or simply relaxing. Additional features include 200-amp electrical service, installed and connected security cameras, and built-in speakers. The home is also roughed in for central air conditioning and a security system, providing an easy path for future installation , and double garage is insulated and fully drywalled, providing a clean, finished space for vehicles, storage, and year-round use. Book your private showings now , also check out 3D tour. (id:6769)

Primary Bedroom 15.58 Ft x 16.83 Ft
4pc Bathroom 5.83 Ft x 12.00 Ft
Other 9.58 Ft x 4.92 Ft
4pc Bathroom 7.75 Ft x 6.00 Ft
Bedroom 9.58 Ft x 12.83 Ft
Bedroom 9.92 Ft x 12.92 Ft
Bonus Room 15.83 Ft x 11.25 Ft
Laundry room 6.33 Ft x 6.17 Ft
Bedroom 8.92 Ft x 11.67 Ft
Recreational, Games room 15.25 Ft x 24.25 Ft
4pc Bathroom 4.92 Ft x 8.08 Ft
Living room 14.58 Ft x 12.17 Ft
Kitchen 15.50 Ft x 21.75 Ft
Foyer 5.33 Ft x 10.00 Ft
Other 5.58 Ft x 11.58 Ft
Dining room 13.92 Ft x 12.50 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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

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

Bedroom 9.58 Ft x 11.67 Ft

2pc Bathroom 5.42 Ft x 5.58 Ft