



# 1920 10 Avenue Calgary Alberta

\$2,169,888

You can't beat this brand-new modern home in the inner-city community of Briar Hill. This is a great opportunity to live in one of Calgary's most desirable communities. Briar Hill has the perfect blend of being close to downtown while still having a community feel. You'll see gorgeous views of downtown Calgary throughout the home, starting from the moment you walk in the front door. A spacious entry leads you to your open-concept main level with your living, kitchen, and dining room, plus a half bath. Out the back doors you'll find a professionally landscaped courtyard. Back inside, the chef-inspired kitchen features an oversized waterfall island and professional-grade stainless steel appliances. You can take the elevator or the floating staircase to your second floor, where you'll find a wet bar, bonus room, office nook, full bathroom, 2 bedrooms, and a conveniently located laundry room complete with storage. On the third floor you'll find breathtaking city views from your primary suite, plus a wet bar/coffee bar. In the primary suite, your sliding door leads you to your balcony and a front-row seat to Calgary's skyline. Behind you is an oversized walk-in closet with custom built-ins, a heated towel rack, and your spa-inspired bathroom. The ensuite includes motion-sensor lighting, a steam shower, soaker tub, and heated floors. That's not all—this expansive bathroom also includes double sinks and a vanity area. Taking the elevator all the way down from the primary suite, you'll stay warm on the lower level with heated floors, another bedroom with ensuite, wet bar/wine cellar, and a hidden room. Every level feels unrestricted with 10-foot ceilings and 9 feet of clearance on the top floor. For the car lover, there is a triple-car garage complete with EV charging. Outside your front door, you're just steps from a green space, while being just minutes to downtown. You...

Bedroom 15.00 Ft x 11.42 Ft

Bedroom 12.57 Ft x 11.32 Ft

5pc Bathroom 11.42 Ft x 5.00 Ft

Bonus Room 19.49 Ft x 13.85 Ft

Den 19.49 Ft x 6.17 Ft

Laundry room 11.00 Ft x 7.32 Ft

Bedroom 14.67 Ft x 13.09 Ft

Other 5.00 Ft x 4.76 Ft

Wine Cellar 8.50 Ft x 4.59 Ft

Storage 6.00 Ft x 4.66 Ft

Furnace 10.17 Ft x 6.33 Ft

4pc Bathroom 8.66 Ft x 5.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.ramageco.com/>

**RE/MAX Realty Professionals**

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

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

Primary Bedroom 15.09 Ft x 15.00 Ft

Other 10.76 Ft x 9.00 Ft

5pc Bathroom 24.41 Ft x 7.32 Ft

Den 13.42 Ft x 5.68 Ft

Kitchen 19.69 Ft x 15.16 Ft

Living room 20.18 Ft x 11.42 Ft

Dining room 12.17 Ft x 9.84 Ft