



GRASSROOTS
REALTY GROUP

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1503 20 Street NW
Calgary, Alberta

MLS # A2236347



\$875,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,047 sq.ft.	Age:	1951 (74 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Basement refrigerator

Perfectly positioned on a spacious 50' x 130' corner lot, this charming bungalow in sought-after Briar Hill offers over 2,000 sq ft of total living space. An ideal opportunity as an investment property or a canvas to renovate and make your own, this home is full of potential. Inside, you're welcomed by a bright and inviting living and dining area, highlighted by a large picture window and original hardwood flooring throughout the main level. The kitchen overlooks the beautiful backyard and offers ample storage and cabinet space. The main floor also features three generously sized bedrooms with excellent closet space and a beautifully remodelled bathroom with a fully tiled shower. A separate side entrance leads to the fully finished basement – a fantastic space for family or guests. Here you'll find durable tile flooring, a huge bedroom with its own 3-piece bathroom, a second room that could serve as a den or bedroom (note: window is not egress), and a spacious rec room complete with a wet bar. Sitting on an oversized lot, the property offers endless possibilities to create your dream outdoor space. The 21' x 23' detached heated garage is perfect for the handyman, hobbyist, or simply extra storage for all your toys and gear. Notable updates include newer windows, a remodelled main bathroom, updated electrical panel, and a newer hot water tank. Located just steps from Hounsfield Heights/Briar Hill Community Park, Riley Park, and the beautiful McHugh Bluff trails, you're surrounded by green space while still being minutes to Kensington, SAIT, the University of Calgary, Foothills Hospital, shopping, schools, transit, and downtown. With such an unbeatable location and so much potential, this is the one you've been waiting for!

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