



**2212 Sumac Road NW  
Calgary, Alberta**

**MLS # A2138755**



**\$889,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,066 sq.ft.	<b>Age:</b>	1954 (70 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Sloped, T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters		

**Inclusions:** None

Nestled on the hillside of Briar Hill, this well-maintained bungalow is a serene retreat in a highly sought-after community. Situated on a tranquil, tree-lined street, this home offers a rare blend of peacefulness and proximity to the city center. The low-density landscape ensures a quiet environment, providing exceptional value at the listed price. Despite the numerous steps to the front door, the elevation of the main floor above the tree canopy offers stunning, open views. The grading from the back deck door to the garage is subtle, enhancing accessibility. The backyard is a private oasis, featuring mature gardens, a new deck, flower boxes, an oversized single garage, and additional parking. The home's orientation maximizes natural light in this beautiful outdoor setting, and a second-story addition would capture even more stunning views. Inside, the home exudes functionality and charm. It is ideally located near a quiet city park and a hidden staircase leading to the local elementary school. Quick access to transit, LRT, shopping, downtown, Kensington, and all levels of schooling enhances its convenience. The interior showcases pride of ownership with fresh white walls, newer casings, baseboards, and beautiful hardwood floors. Modern light fixtures and hardware complement mid-century elements, creating a warm, inviting atmosphere. With newer windows, roof, soffits, shingles, updated mechanicals, and ample bedrooms and bathrooms, this property is move-in ready. Discover why Briar Hill is such a desirable place to live. Walkable to Branton Junior High, offering Solely French immersion, Foothills Hospital, NW Medical centers and the University of Calgary Schedule a viewing today; this home won't be on the market for long.