



GRASSROOTS
REALTY GROUP

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1404 20 Street NW
Calgary, Alberta

MLS # A2205731



\$1,999,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,125 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Triple Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Control 4 system, alarm hardware, ALL tv's and brackets,

Luxury Inner-City Bungalow in One of Calgary's Most Prestigious NW Neighbourhoods A rare find, this recently built inner-city BUNGALOW with a TRIPLE-CAR GARAGE offers over 4,100 sq. ft. of meticulously designed living space. Situated in one of Calgary's most sought-after NW communities, this home combines modern luxury with thoughtful functionality. The sprawling main floor is bathed in natural light, thanks to soaring 11-foot ceilings and oversized windows adorned with designer blinds. Step inside and be captivated by the stunning two-way fireplace, floating crystal light fixtures, and exquisite custom hardware and finishes. The open-concept kitchen is a chef's dream, equipped with high-end appliances, two dishwashers, a double wall oven, and striking Australian granite countertops and backsplash. The primary suite is a true retreat, featuring a spa-like ensuite with a stunning vessel bathtub, an oversized walk-in shower, and a custom-built walk-in closet. A unique built-in carrier elevator conveniently sends laundry directly to the lower-level laundry room. Step outside into the fully landscaped backyard, where you'll find aggregate walkways, a patio, an exterior fireplace, and a built-in BBQ—perfect for year-round entertaining. The lower level offers three additional bedrooms (or an optional den), a spacious recreation room with a wet bar, and ample storage. Additional highlights include: Control4 home automation with programmable lighting and remote operation. Triple-car garage for ultimate convenience. Thoughtfully designed mudroom entry for seamless indoor-outdoor living. This one-of-a-kind luxury bungalow is a must-see. Book your private showing today!