



1415 21A Street NW
Calgary, Alberta

MLS # A2325707



\$999,000

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|------------------|--|---------------|-------------------|
| Division: | Hounsfield Heights/Briar Hill | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,084 sq.ft. | Age: | 1952 (74 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Alley Access, Single Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Priv | | |

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|--------------------|---|-------------------|------|
| Heating: | Central, In Floor, Forced Air, Natural Gas, See Remarks | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, French Door, Kitchen Island, No Smoking Home | | |

Inclusions: Storage Shed, Security Cameras, Digital Thermostat, Bedroom Armoire, Hallway Mirror, Garden Decor & lighting, Pond equipment and timer, Potting shed & table

Some homes tell a story long before you step through the front door. Briar House is one of them. Named for the community it has quietly anchored for generations, this charming home is said to have once been a place where neighbours gathered, friendships were formed, and evenings stretched a little longer in good company. Today, that same welcoming spirit lives on, thoughtfully updated for modern living while preserving the warmth and character that make a house feel like home. Rich hardwood floors lead you through sun-filled living spaces where a cozy gas fireplace invites quiet mornings and relaxed evenings. The functional layout offers generous living and dining areas, an updated kitchen designed for everyday living, two comfortable bedrooms on the main level, and an updated bathroom featuring quality finishes, including heated tile flooring in the main bath. Built-in storage and custom closet organizers provide practical touches that make daily life effortless. The developed basement extends the home's versatility with a spacious recreation room, an additional bedroom (with the addition of an egress window), a 3 piece bathroom, and a dedicated laundry area, Making this a space that is ideal for guests, family, or simply creating space to grow. Outdoors, the story continues. Lovingly cultivated over the years, the gardens have been designed to be both beautiful and resilient, featuring drought-resistant, low-maintenance perennial plantings that return season after season. A stone pathway leads through the landscape to a peaceful pond and waterfall, creating a private backyard retreat that feels worlds away while remaining wonderfully easy to care for. An insulated heated single car garage and additional storage complete the property. Outdoors, the story continues. Lovingly cultivated over the years, the gardens have been designed to be both beautiful and

resilient, featuring drought-resistant, low-maintenance perennial plantings that return season after season. A stone pathway leads through the landscape to a peaceful pond and waterfall, creating a private backyard retreat that feels worlds away while remaining wonderfully easy to care for. Central air conditioning, an insulated heated single car garage and additional storage complete the property. Nestled in the established community of Briar Hill, this charming home offers the perfect balance of quiet residential living and exceptional convenience, with parks, schools, shopping, transit, and everyday amenities just moments away. This is a home with a history of bringing people together, a place where timeless character, thoughtful updates, and tranquil outdoor spaces create the setting for the next chapter to unfold.