



GRASSROOTS
REALTY GROUP

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1512 20A Street NW
Calgary, Alberta

MLS # A2346687



\$1,249,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,032 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

Heating:	Central, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Humidity Control	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Manufactured Floor Joist, Post & Beam	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

This is truly an exceptional opportunity in one of Calgary's most sought after Inner city communities-The First Ever Duplex in Briar Hill /Hounsfield Heights. This move-in ready and designed for modern Calgary living Offers 2031 sq. ft. of thoughtfully designed living space, this contemporary residence combines luxury, functionality, and quality craftsmanship.The main level features an inviting open-concept layout designed for both everyday living and entertaining. The spacious living area is anchored by a gas fireplace, creating a warm and welcoming atmosphere. The gourmet kitchen showcases Stainless Steel appliances, offering both style and performance for the discerning homeowner. With 3 bedrooms and 2.5 bathrooms And a major highlight of this well planned house is the legal 2-bedroom basement suite, providing an excellent opportunity for additional rental income while adding flexibility for extended family, guests, or multigenerational living. This thoughtfully designed secondary living space enhances both the functionality and investment appeal of the home. Enjoy the outdoors in the fully fenced backyard, providing a private space for children, pets, outdoor entertaining or simply relaxing. Additional features include 200-amp electrical service, installed and connected security cameras, and built-in speakers. The home is also roughed in for central air conditioning and a security system, providing an easy path for future installation , and double garage is insulated and fully drywalled, providing a clean, finished space for vehicles, storage, and year-round use. Book your private showings now , also check out 3D tour.