

# \$2,150,000 - 1404 20 Street Nw, Calgary

MLS® #A2205731

**\$2,150,000**

3 Bedroom, 3.00 Bathroom, 2,125 sqft

Residential on 0.16 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Luxury Inner-City Bungalow in One of Calgary's Most Prestigious NW Neighbourhoods

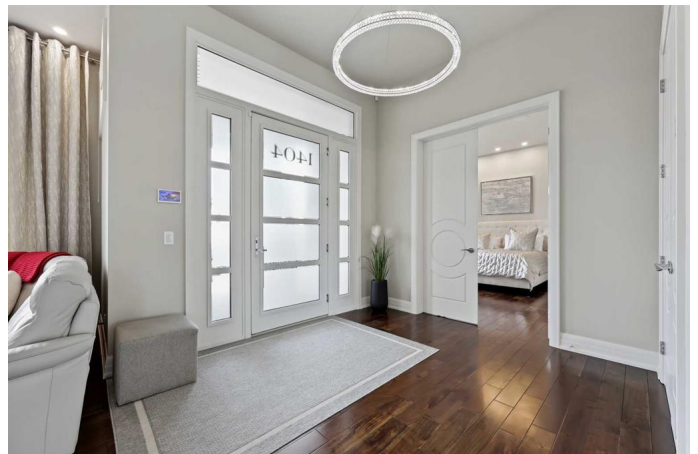
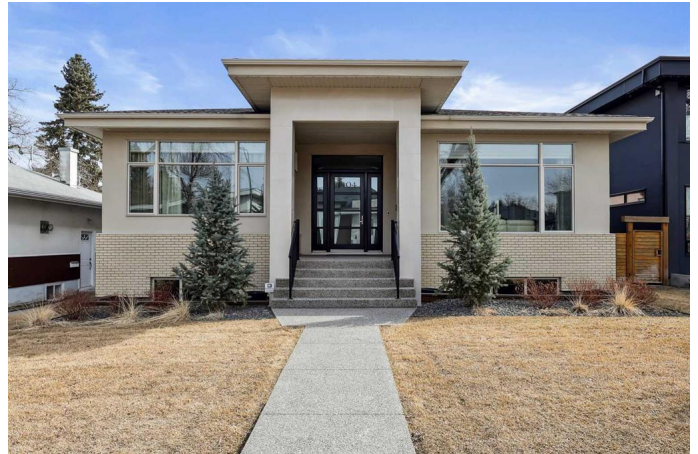
A rare find, this recently built inner-city BUNGALOW with a TRIPLE-CAR GARAGE offers over 4,100 sq. ft. of meticulously designed living space. Situated in one of Calgary's most sought-after NW communities, this home combines modern luxury with thoughtful functionality.

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 youâ€™ll find aggregate walkways, a patio, an exterior fireplace, and a built-in BBQâ€”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!

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2205731    |
| Price          | \$2,150,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,125       |
| Acres          | 0.16        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1404 20 Street Nw             |
| Subdivision | Hounsfield Heights/Briar Hill |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2N 2K6                       |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 5                                   |
| Parking        | Parking Pad, Triple Garage Detached |
| # of Garages   | 3                                   |

## Interior

|                   |  |
|-------------------|--|
| Interior 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 |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings  |
| Heating           | In Floor, Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 3  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Built-in Barbecue                   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Stucco, Wood Frame                         |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 25               |
| Zoning         | R-CG             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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