

\$875,000 - 1503 20 Street Nw, Calgary

MLS® #A2236347

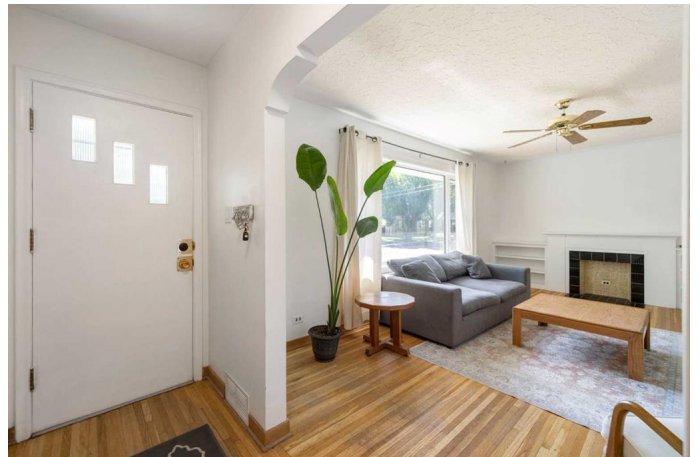
\$875,000

5 Bedroom, 2.00 Bathroom, 1,047 sqft

Residential on 0.15 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Perfectly positioned on a spacious 50' x 130' corner lot, this charming bungalow in sought-after Briar Hill offers over 2,000 sq ft of total living space. An ideal opportunity as an investment property or a canvas to renovate and make your own, this home is full of potential. Inside, you're welcomed by a bright and inviting living and dining area, highlighted by a large picture window and original hardwood flooring throughout the main level. The kitchen overlooks the beautiful backyard and offers ample storage and cabinet space. The main floor also features three generously sized bedrooms with excellent closet space and a beautifully remodelled bathroom with a fully tiled shower. A separate side entrance leads to the fully finished basement – a fantastic space for family or guests. Here you'll find durable tile flooring, a huge bedroom with its own 3-piece bathroom, a second room that could serve as a den or bedroom (note: window is not egress), and a spacious rec room complete with a wet bar. Sitting on an oversized lot, the property offers endless possibilities to create your dream outdoor space. The 21' x 23' detached heated garage is perfect for the handyman, hobbyist, or simply extra storage for all your toys and gear. Notable updates include newer windows, a remodelled main bathroom, updated electrical panel, and a newer hot water tank. Located just steps from Hounsfield Heights/Briar Hill Community Park, Riley Park,



and the beautiful McHugh Bluff trails,
youâ€™re surrounded by green space while
still being minutes to Kensington, SAIT, the
University of Calgary, Foothills Hospital,
shopping, schools, transit, and downtown.
With such an unbeatable location and so much
potential, this is the one youâ€™ve been
waiting for!

Built in 1951

Essential Information

MLS® #	A2236347
Price	\$875,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,047
Acres	0.15
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1503 20 Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2K9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized
# of Garages	2

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.