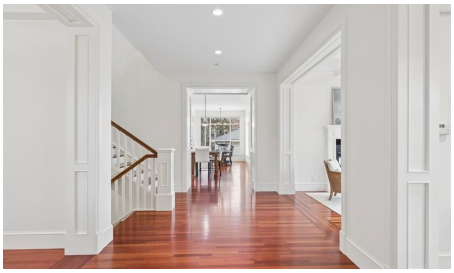
1204 20A Street NW

Calgary | Active | MLS® A2357909

$2,895,000









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2007**	**3,877 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

Welcome to an exceptional family home in one of the most desirable pockets of Briar Hill! Ideally located just steps to the elementary school and beautiful environmental reserve, this is a rare opportunity to enjoy the very best of this sought-after community. Surrounded by gorgeous perennial gardens and mature trees, this beautifully crafted home features real stone exterior and a copper roof over the front porch. Built by renowned boutique builder McKinley Master, quality and attention to detail are evident throughout the 5,860 sq ft of developed living space. Stunning site finished Brazilian cherry hardwood floors extend across the main and upper levels. The inviting centre hall plan offers an ideal balance of formal entertaining and comfortable family living. The main floor features a front office, 2pc powder room, elegant dining room with coffered ceiling and a convenient butler's pantry with wine fridge and ample storage. The beautifully appointed kitchen features rich American cherry island cabinetry, contrasting cream cabinets, granite countertops and premium appliances including Subzero, Dacor, Wolf and Miele. The adjoining breakfast nook opens to the covered rear deck. A spacious family room with custom built-ins and a two-way fireplace shared with the living room creates a warm and welcoming gathering space. Upstairs, a generous landing leads to a fabulous vaulted bonus room with peekaboo downtown and mountain views. This versatile space is ideal for a playroom or family retreat, with the potential to convert to an additional bedroom. The expansive primary retreat features crown moulding, gas fireplace, Juliet balcony overlooking the rear yard and downtown skyline, luxurious 5pc ensuite with in-floor heating, and custom walk-in closet with built-in dresser. Two additional bedrooms, each with their own ensuite, and a spacious laundry room with sink and folding counter complete this level. The fully developed basement is adorned in natural light and offers even more room for family and guests, with in-floor heating throughout, a media room with custom built-ins, gas fireplace and wet bar, games area, two additional bedrooms and a 4pc bathroom. A second laundry area adds to the convenience and provides access to the workshop and utility room. The beautifully landscaped rear yard offers plenty of green space for children and pets, along with room for gardening and outdoor enjoyment. Additional features include a detached triple garage with an optional bouldering cave for the climbers in the family, newer central air conditioning, a new washer and dryer, fresh paint, custom draperies, and an investment in upgraded woodpecker-resistant stucco just a few years ago. With its exceptional craftsmanship, generous family oriented floor plan, beautifully landscaped outdoor spaces and outstanding location, this is a home designed to be enjoyed for generations. A wonderful opportunity to put down roots in one of Calgary’s most sought-after communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357909
Bedrooms	5
Bathrooms	5
Year Built	2007
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,877 sq. ft.
Main Level Finished Area:	1,982 sq. ft.
Upper Level Finished Area:	1,894 sq. ft.
Below Grade Finished Area:	1,761 sq. ft.
Acreage:	No
Lot Area:	7,007 sq. ft.
Lot Frontage:	54'2"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2007 (Age: 19)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	1161GJ
Heating:	In Floor, Forced Air, Natural Gas

Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Slate, Tile
Cooling:	Central Air
Fireplaces:	3
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement, Sink, Upper Level
City Quadrant:	Northwest
Community:	Hounsfield Heights/Briar Hill
Appliances:	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Washer, Washer/Dryer
Inclusions:	Alarm System, Built-In Ovens X2
Restrictions:	Restrictive Covenant
Main Floor	Kitchen · 16'5" × 15'1" ·
Main Floor	Dining Room · 16'5" × 12'9" ·
Main Floor	Breakfast Nook · 10' × 8' ·

Main Floor	Pantry · 8'8" × 6'5" ·
Main Floor	Living Room · 15'10" × 10'11" ·
Main Floor	Family Room · 20' × 16'4" ·
Main Floor	Office · 14'3" × 12'3" ·
Main Floor	Foyer · 7'7" × 6'5" ·
Main Floor	Mud Room · 10'1" × 6'6" ·
Upper Level	Bonus Room · 17'4" × 11' ·
Upper Level	Laundry · 10'2" × 5'11" ·
Upper Level	Bedroom - Primary · 20'3" × 16'7" ·
Upper Level	Bedroom · 17'1" × 12'11" ·
Upper Level	Bedroom · 14'7" × 12'3" ·
Basement	Media Room · 23'4" × 17'3" ·
Basement	Flex Space · 8'9" × 8' ·
Basement	Game Room · 23'4" × 15'11" ·
Basement	Laundry · 13'1" × 7'5" ·
Basement	Bedroom · 13'4" × 11'10" ·
Basement	Bedroom · 15'5" × 11' ·
Title to Land:	Leasehold
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Garden, Interior Lot, Landscaped, Lawn, Rectangular Lot, Treed, Views

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C1
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1204-20a-street-nw-calgary-a2357909/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.