1512 20A Street NW

Calgary | Active | MLS® A2346687

$1,249,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**2,031.96 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346687
Bedrooms	5
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side

Total Living Area:	2,031.96 sq. ft.
Main Level Finished Area:	981.11 sq. ft.
Upper Level Finished Area:	1,050.85 sq. ft.
Below Grade Finished Area:	943.67 sq. ft.
Lot Area:	3,250 sq. ft.
Lot Frontage:	25'
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2611024
Heating:	Central, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Humidity Control
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Concrete, Manufactured Floor Joist, Post & Beam
Structure Type:	Duplex

Roof:	Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	ENERGY STAR Qualified Equipment, Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room, Lower Level, Multiple Locations, Upper Level
City Quadrant:	Northwest
Community:	Hounsfield Heights/Briar Hill
Appliances:	Built-In Oven, Garage Control(s), Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 14'7" × 12'2" ·
Main Floor	Kitchen · 21'9" × 15'6" ·
Main Floor	Foyer · 10' × 5'4" ·
Main Floor	Mud Room · 11'7" × 5'7" ·
Main Floor	Dining Room · 13'11" × 12'6" ·
2nd Floor	Bedroom - Primary · 16'10" × 15'7" ·
2nd Floor	Walk-In Closet · 9'7" × 4'11" ·
2nd Floor	Bedroom · 12'10" × 9'7" ·

2nd Floor	Bedroom · 12'11" × 9'11" ·
2nd Floor	Bonus Room · 15'10" × 11'3" ·
2nd Floor	Laundry · 6'4" × 6'2" ·
Basement	Bedroom · 11'8" × 9'7" ·
Basement	Bedroom · 11'8" × 8'11" ·
Basement	Game Room · 24'3" × 15'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior 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
Exterior Features:	BBQ gas line, Playground, Private Entrance, Private Yard, Rain Gutters, Storage
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Cross Fenced, Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1512-20a-street-nw-calgary-a2346687/

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