

**1404 20 Street NW**  
**Calgary, Alberta**

**MLS # A2205731**



**\$1,999,000**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,125 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Triple Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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

**Inclusions:** Control 4 system, alarm hardware, ALL tv's and brackets,

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 you'll find aggregate walkways, a patio, an exterior fireplace, and a built-in BBQ—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!