

\$2,099,888 - 1920 10 Avenue Nw, Calgary

MLS® #A2187951

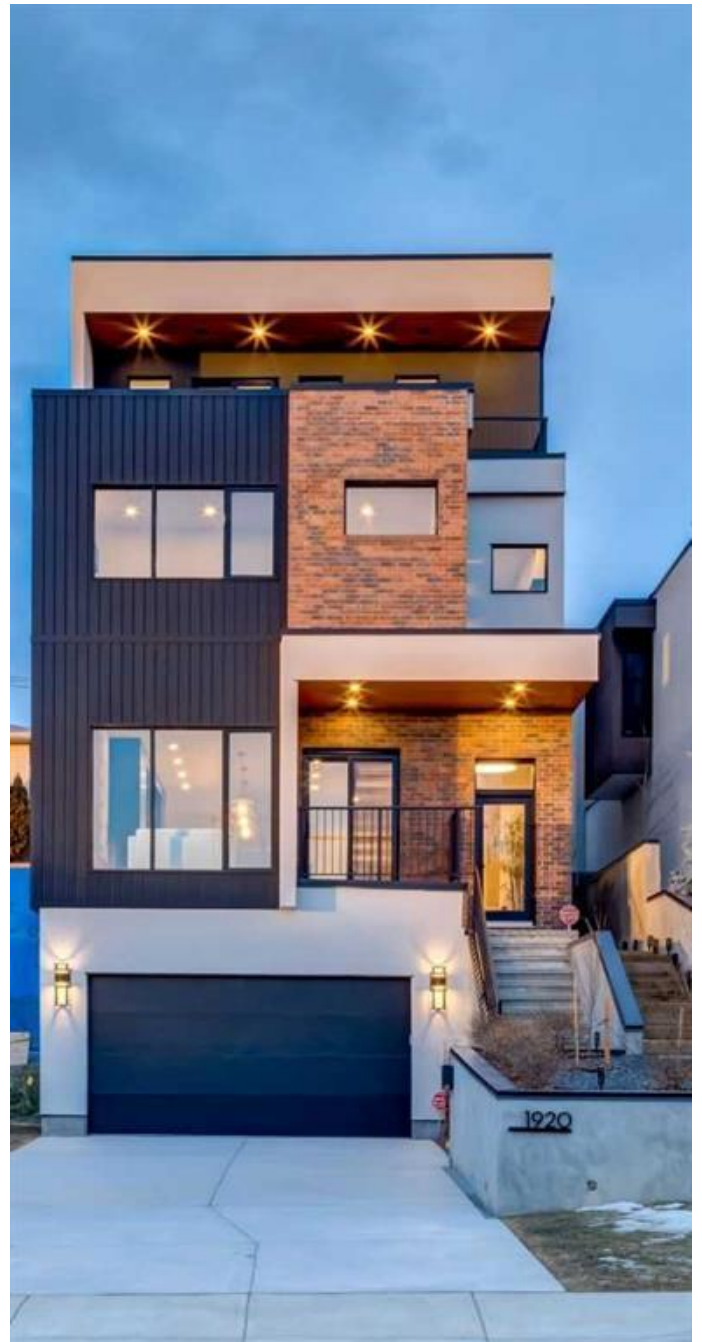
\$2,099,888

4 Bedroom, 4.00 Bathroom, 3,285 sqft

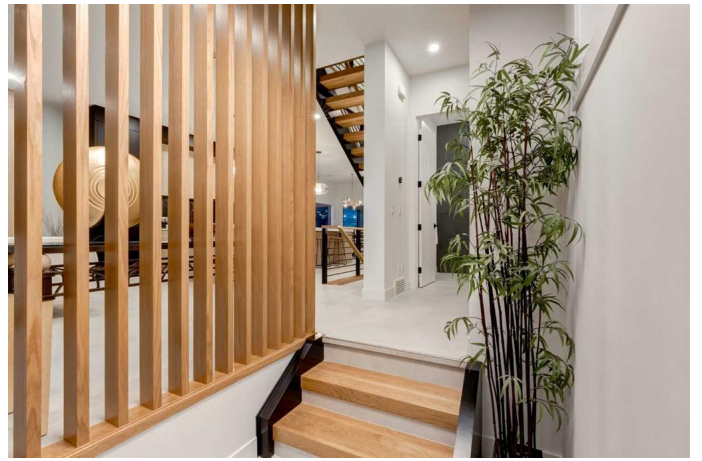
Residential on 0.08 Acres

Hounsfeld Heights/Briar Hill, Calgary, Alberta

You can't beat this brand-new modern home in the inner-city community of Briar Hill. This is a great opportunity to live in one of Calgary's most desirable communities. Briar Hill has the perfect blend of being close to downtown while still having a community feel. You'll see gorgeous views of downtown Calgary throughout the home, starting from the moment you walk in the front door. A spacious entry leads you to your open-concept main level with your living room, kitchen, and dining room, plus a half bath. Out the back doors, you'll find a professionally landscaped courtyard. Back inside, the chef-inspired kitchen features a large thickened-edge quartz island and professional-grade stainless steel appliances. You can take the ELEVATOR or the floating staircase to your second floor, where you'll find a wet bar, bonus room, office nook, full bathroom, 2 bedrooms, and a conveniently located laundry room complete with storage. On the third floor you'll find breathtaking city views from your primary suite, plus a wet bar/coffee bar. In the primary suite, your sliding door leads you to your balcony and a front-row seat to Calgary's skyline. Behind you is an oversized walk-in closet with custom-built-ins, a heated towel rack, and your spa-inspired bathroom. The ensuite includes motion-sensor lighting, a steam shower, soaker tub, and heated floors. That's not all—this expansive bathroom also includes double sinks and a vanity area. Taking the



elevator all the way down from the primary suite, you'll stay warm on the lower level with heated floors, another bedroom with ensuite, wet bar/wine cellar, and a hidden room. Every level feels unrestricted with 10-foot ceilings and 9 feet of clearance on the top floor. For car lovers, there is a triple-car garage complete with a heated concrete slab, and EV charging. Outside your front door, you're just steps from a green space, while being just minutes from downtown. You also have easy access to major roadways (Crowchild Trail, 14th Street) and public transit (Lion's Park C-train station). Don't miss this stunning new build by Urban Domus in Briar Hill complete with home warranty (1-year material and workmanship, 2-year material and workmanship of major mechanical systems, 5-year building envelope, and 10-year structural coverage). This home is so impressive, it was used as a video set for a Calgary Flames Commercial! Urban Domus has always been a Proud Flames Fan and Supporter, providing new homes to Flames Players! Book your showing today!



Built in 2024

Essential Information

MLS® #	A2187951
Price	\$2,099,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,285
Acres	0.08
Year Built	2024
Type	Residential

Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	1920 10 Avenue Nw
Subdivision	Hounsfeld Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1G3

Amenities

Parking Spaces	3
Parking	Garage Door Opener, Triple Garage Attached, 220 Volt Wiring, Concrete Driveway, Front Drive, In Garage Electric Vehicle Charging Station(s), Heated Garage
# of Garages	3

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Wet Bar, Elevator, Soaking Tub
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Central Air Conditioner, Built-In Gas Range, Garburator, Instant Hot Water, Wine Refrigerator
Heating	High Efficiency, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Fire Pit
Lot Description	Back Yard, Landscaped
Roof	Flat Torch Membrane, See Remarks
Construction	Brick, Concrete, Stucco, Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 15th, 2025
Days on Market	80
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.