

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

MLS® #A2187951

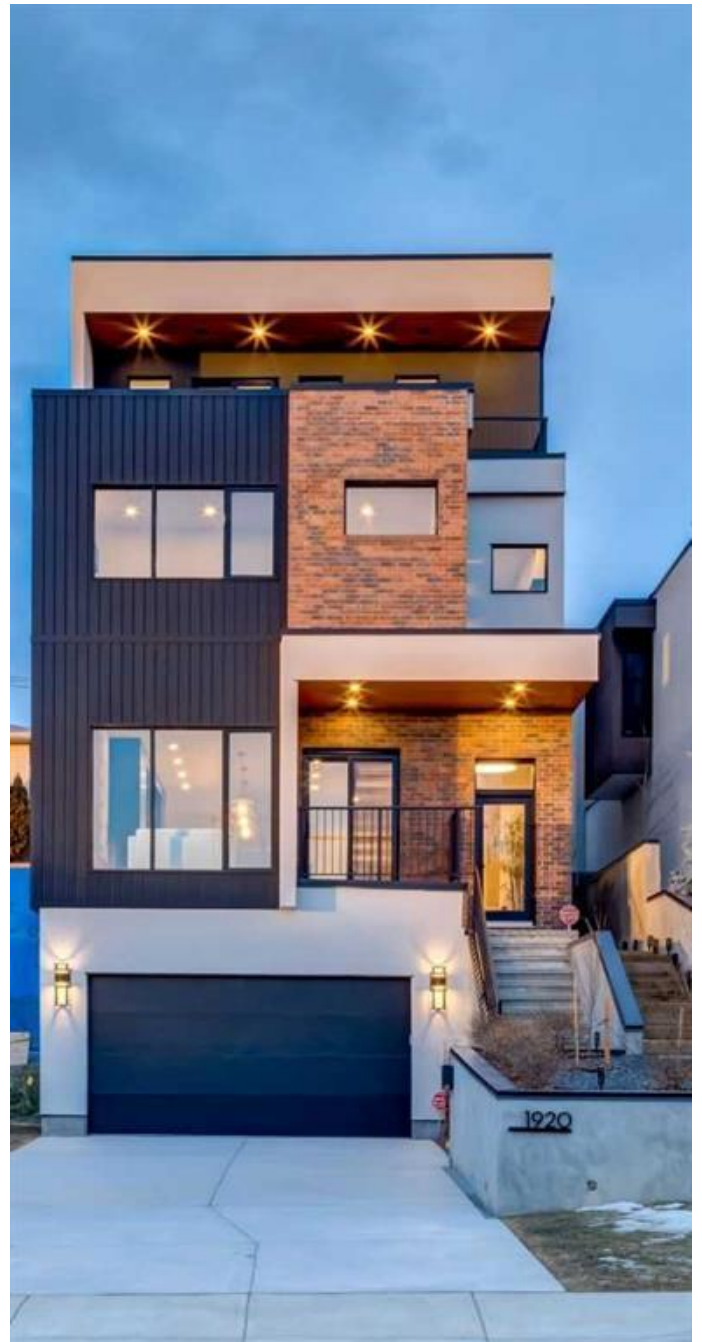
**\$2,099,888**

4 Bedroom, 4.00 Bathroom, 3,285 sqft

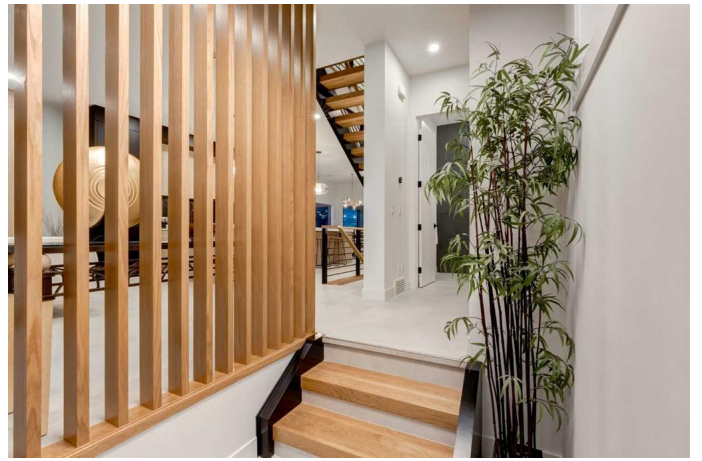
Residential on 0.08 Acres

Hounsfield 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	79
Zoning	R-CG

## **Listing Details**

Listing Office	Real Broker
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