

**1920 10 Avenue NW
Calgary, Alberta**

MLS # A2187951



\$2,169,888

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	3 Storey		
Size:	3,285 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Front Drive, Garage Door Opener, Heater		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	High Efficiency, In Floor	Water:	-
Floors:	Carpet, Hardwood, Marble, Tile	Sewer:	-
Roof:	Flat Torch Membrane, See Remarks	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Metal Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

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, 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 an oversized waterfall 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 the car lover, there is a triple-car garage complete with EV charging. Outside your front door, you're just steps from a green space, while

being just minutes to 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!