

\$799,900 - 2212 Sumac Road Nw, Calgary

MLS® #A2156239

\$799,900

5 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.13 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Nestled on the hillside of Briar Hill, this well-maintained bungalow is a serene retreat in a highly sought-after community. Situated on a tranquil, tree-lined street, this home offers a rare blend of peacefulness and proximity to the city center. The low-density landscape ensures a quiet environment, providing exceptional value at the listed price. Discover why Briar Hill is such a desirable place to live. Walkable to all levels of education including Branton Junior High, offering Solely French immersion, Foothills Hospital, Children's Hospital, NW Medical centers and the University of Calgary. Despite the numerous steps to the front door, the elevation of the main floor above the tree canopy offers stunning, open views. The grading from the back deck door to the garage is subtle, enhancing accessibility. The backyard is a private oasis, featuring mature gardens, a new deck, flower boxes, an oversized single garage, and additional parking. The home's orientation maximizes natural light in this beautiful outdoor setting, and a second-story addition would capture even more stunning views.

Inside, the home exudes functionality and charm. It is ideally located near a quiet city park (Secret park) and a hidden staircase leading to Briar Hill Elementary school. Quick access to transit, LRT, shopping, downtown, and Kensington.



The interior showcases pride of ownership with fresh white walls, newer casings, baseboards, and beautiful hardwood floors. Modern light fixtures and hardware complement mid-century elements, creating a warm, inviting atmosphere. With newer windows, roof, soffits, shingles, updated mechanicals, and ample bedrooms and bathrooms, this property is move-in ready.

Schedule a viewing today.

Built in 1954

Essential Information

MLS® #	A2156239
Price	\$799,900
Sold Price	\$795,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.13
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2212 Sumac Road Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3T9

Amenities

Parking Spaces	2
Parking	Alley Access, Single Garage Detached

Interior

Interior Features	Central Vacuum, Granite Counters
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Sloped, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	September 4th, 2024
Days on Market	27
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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