



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**2518 20 Street SW**  
**Calgary, Alberta**

**MLS # A2240079**



**\$1,350,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,167 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

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

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Steam Room, Wet Bar

**Inclusions:** N/A

One Unit Remaining! Elegant French Chateau-Style Duplex in Richmond | Over 3,200 Sq Ft | Gym | Oversized Garage Step into timeless sophistication with this beautifully crafted French chateau-inspired duplex, ideally located in the prestigious community of Richmond. Boasting over 3,200 sq ft of luxurious living space, this residence seamlessly blends classic charm with modern comfort. Engineered wood flooring flows throughout the main and upper levels, setting the tone for the refined finishes found throughout the home. Upstairs, you'll find three generously sized bedrooms, each complete with walk-in closets and private ensuites featuring heated floors. The stunning 5-piece primary ensuite is a true retreat, offering heated floors, a steam shower, a free-standing tub, a double vanity with a custom tower, and recessed lighting to create a spa-like atmosphere. The main floor is thoughtfully designed for both work and relaxation, featuring a convenient pocket office, a chef-inspired kitchen with a massive 15-foot island and high-end JennAir appliances, and an inviting living room centered around a cozy gas fireplace. A stylish mudroom with built-in cabinetry leads to the powder room and out to your private backyard through large patio doors. The fully finished basement offers gym, wet bar, bedroom with a 3 pc bathroom along with a huge rec area. Situated on a rare 135-foot deep lot, the backyard is generously sized&mdash;perfect for outdoor entertaining&mdash;and complemented by a double oversized garage for added convenience. This is a one-of-a-kind home that perfectly balances elegance, comfort, and versatility in one of Calgary&rsquo;s most sought-after neighborhoods.