

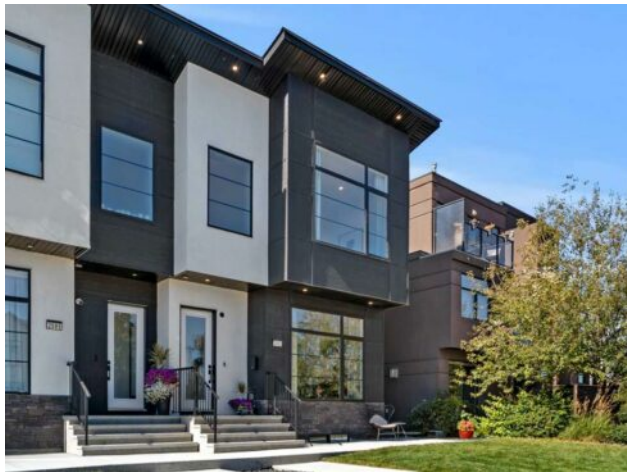


GRASSROOTS
REALTY GROUP

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2503 20 Street SW
Calgary, Alberta

MLS # A2259139



\$1,125,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,711 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: All Attached Lighting, Basement Appliances: Refrigerator, Stove, Dishwasher, Washer, Dryer, Microwave

**** OPEN HOUSE: Saturday, September 27th 12-2pm and Sunday, September 28th 12-2pm **** Welcome to 2503 20 Street SW, a beautifully designed semi-detached home in Richmond featuring a full legal basement suite, west-facing backyard, A/C, and high-end finishes throughout, with 4 bedrooms, 4 bathrooms and 1711 sqft. of living space. The main level offers an open floor plan with floor-to-ceiling windows, a cozy gas fireplace in the living room, and a chef's kitchen with engineered hardwood flooring throughout. And as a bonus, extra storage and cupboard space in your kitchen. Sleek glass panel banisters lead upstairs, where you'll find laundry, 3 spacious bedrooms, and a stunning primary ensuite highlighted by a luxurious wet-room design with a deep soaker tub set beside a frosted window, all within a large walk-in shower, plus dual vanities. The lower level suite is thoughtfully finished with a full kitchen, dishwasher, laundry, and a stylish full bath with walk-in shower that has been roughed in for a steam shower, an excellent opportunity for rental income or multi-generational living. The mudroom includes custom-built-ins, offering both function and style for everyday living. Outside, enjoy a private west-facing backyard with deck, pathway, and access to the detached insulated double garage. The location is a true highlight, just 10 minutes to downtown, steps to Calgary Transit, and within a 6-minute drive of every level of school from elementary to high school. You'll also love being close to Marda Loop, where you can enjoy local shops, cafés, and a small-town atmosphere, yet still be tucked away from the hustle and bustle. Parks, playgrounds, and community amenities are all within easy reach, making this an ideal setting for families and professionals alike. Reach out and book a showing today!

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