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2503 20 Street SW Calgary, Alberta

MLS # A2259139



\$1,099,000

Division: Richmond Residential/Duplex Type: Style: 2 Storey, Attached-Side by Side Size: 1,711 sq.ft. Age: 2023 (2 yrs old) **Beds:** 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: Water: Forced Air Floors: Sewer: Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Wood Frame 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: Friday, October 24th 3:30-5:30pm ** 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!