



GRASSROOTS
REALTY GROUP

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2518 20 Street SW
Calgary, Alberta

MLS # A2274236



\$1,299,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,162 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bidet, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

One Unit Remaining! Elegant French Chateau-Style Duplex in Richmond | Over 3,100 Sq Ft | Oversized Garage. Step into timeless sophistication with this beautifully crafted French chateau-inspired duplex, ideally located in the prestigious community of Richmond. Boasting over 3,100 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.. 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 Kitchen Aid 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 a 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—perfect for outdoor entertaining—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’s most sought-after neighbourhoods.