

\$949,000 - 2532 20 Street Sw, Calgary

MLS® #A2084969

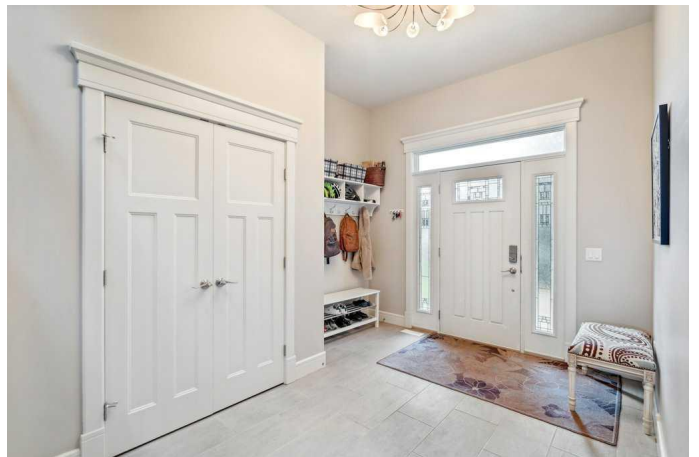
\$949,000

4 Bedroom, 4.00 Bathroom, 2,256 sqft

Residential on 0.09 Acres

Richmond, Calgary, Alberta

Looking for a LARGER home? Don't miss our OVERSIZED infill that has over 3300 sq ft of development and sits on a 28 x 144 deep lot! As you step inside, you'll immediately notice the open space with wide staircases and hug hallways. We have rich hardwood floors complemented by walnut cabinetry and thoughtfully designed built-ins that add a touch of elegance to every corner. The main floor offers a sense of spaciousness with its 9-foot ceilings, wide open layout, and 3-way gas fireplace. At the front, a well-appointed office awaits your creativity and productivity while the rear hosts a convenient walk-through pantry and mudroom, designed with your families convenience in mind. The kitchen is a chef's dream, featuring an oversized granite island, gas cooktop, and not one, but TWO built-in ovens. Upstairs, you'll discover three generously sized bedrooms, laundry room with sink, and 2 more closets for storage. The primary bedroom is a sanctuary of its own, complete with a 6-piece ensuite featuring a double vanity, heated floor, jet tub, and a rejuvenating steam shower. The walk-in closet is not only spacious but includes a bonus accessory closet, providing both privacy and security for your personal items. The basement is an entertainer's oasis boasting a 4th bedroom, family room with a 7.1 surround sound system, built-ins, corner gas fireplace, wet bar with wine rack, and lastly a storage/flex room. This home is loaded with extras including built-in speakers



throughout each floor with 4 separate zones, TRIPLE-pane windows for energy efficiency, top-down-bottom-up Hunter Douglas blinds (blackouts in the bedrooms), a 4x4 sky light, air conditioning, and in-floor heating in the basement. Step outside to a spacious backyard, complete with a deck for barbecuing, and a patio featuring a pergola and radiant heater, perfect for year-round outdoor enjoyment. A detached double garage with PAVED alley completes this home located in a great pocket of Richmond which screams location - Steps to the Richmond playground, bark park 2 blocks away, a short walk to Marda Loop shops, and just 5 minutes to downtown! Don't miss this great opportunity, book your showing today!

Built in 2010

Essential Information

MLS® #	A2084969
Price	\$949,000
Sold Price	\$925,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,256
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2532 20 Street Sw
Subdivision	Richmond
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 4Z3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Steam Room, Storage, Track Lighting, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Few Trees, Lawn, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	December 2nd, 2023
Days on Market	58
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office

CENTURY 21 BAMBER REALTY LTD.

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