

\$1,029,500 - 2503 20 Street Sw, Calgary

MLS® #A2101310

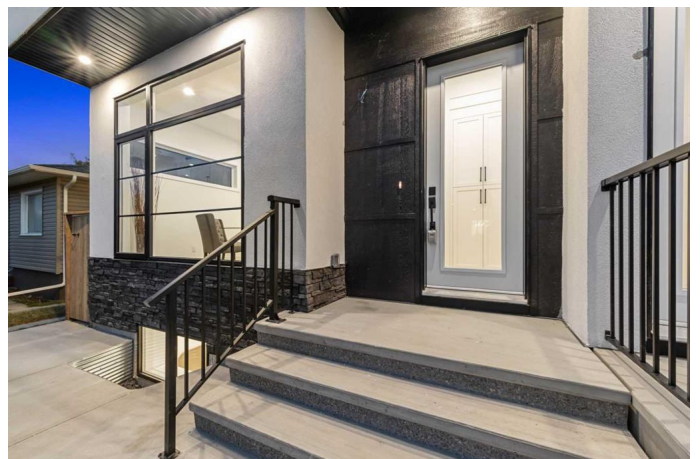
\$1,029,500

4 Bedroom, 4.00 Bathroom, 1,711 sqft

Residential on 0.06 Acres

Richmond, Calgary, Alberta

Illume Homes spectacular and unique rendition of a Semi-detached. Modern, classic, with a mid-century twist. The best feature of all, is this unit has a full legal suite, with separate entrance and furnace. This spacious home will check all your boxes. Featuring over 2300 square feet of developed, well crafted and luxurious. A Spacious main level features a front dining area, with floor to ceiling windows. A centre kitchen plan and large living room overlooking the sunny west yard, with floor to ceiling sliding doors opening to a huge deck. A large quartz waterfall central island is surrounded by an abundance of custom-crafted cabinetry. High end Bosch stainless steel appliances, with high quality woodwork found it much more elaborate homes, including a floor to ceiling pantry with pull out drawers. A fabulous Fireplace is your focal point in the living area, fully flanked with marble tile. This levels further features 10ft ceilings, hardwood throughout, and a fully customized mud room and powder room with designer fixtures. On the way to the upper floor you will be greeted by a wall of glass and an illuminated bannister. The upper level boasts three large bedrooms, flooding with natural light, and hardwood floors. The master suite showcases a luxury high end hotel suite. Soaring 14ft vaulted ceilings, an amazing ensuite with a european full shower-soaker tub glass enclosure, set amongst a frosted picture window. All this surrounded by italian tile, and glass. Dual vanities of course, over heated



tile floors, and under cabinet floor lighting. A huge walk in closet, with all built in cabinetry. This primary bedroom is the perfect enclave for the executive couple. A second floor laundry room, full additional bath with dual sinks, and two spacious bedrooms with custom built in closets, and high ceilings. The lower level features a full legal suite with separate entrance. An excellent family suite area, or mortgage contributor. This area boasts a large family room, with full kitchen including stainless steel appliances and washer dryer. An additional full bath with walk in steam shower rough-in. Spacious bedroom with large closet, and large windows. A fully un obstructed, sunny West yard, with a huge deck and finished double detached garage. High end landscaping including a front concrete patio. A great location, just steps to parks, shopping, excellent schools, the Marda Loop Hub and downtown. Immense value with a unique insight on design and floorpan options. Don't miss this excellent opportunity.

Built in 2023

Essential Information

MLS® #	A2101310
Price	\$1,029,500
Sold Price	\$999,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,711
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2503 20 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T4Z4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Separate Entrance, Smart Home, Soaking Tub, Steam Room, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Convection Oven, Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked
Heating	In Floor, Electric, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, See Remarks
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Mixed, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 12th, 2024
Date Sold	April 16th, 2024
Days on Market	95
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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