

\$1,299,000 - 2535 20 Street Sw, Calgary

MLS® #A2109830

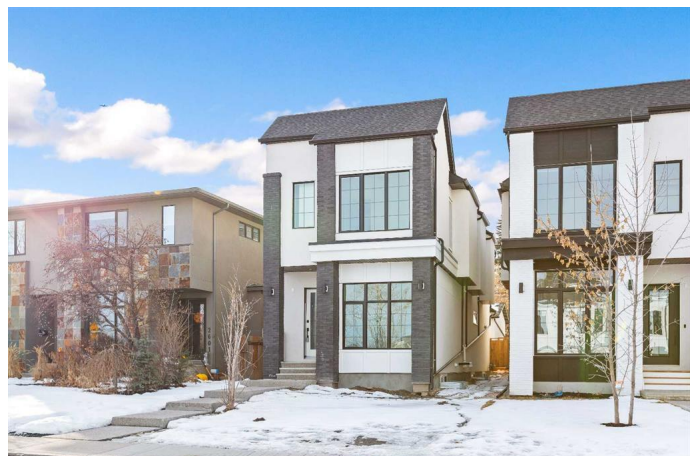
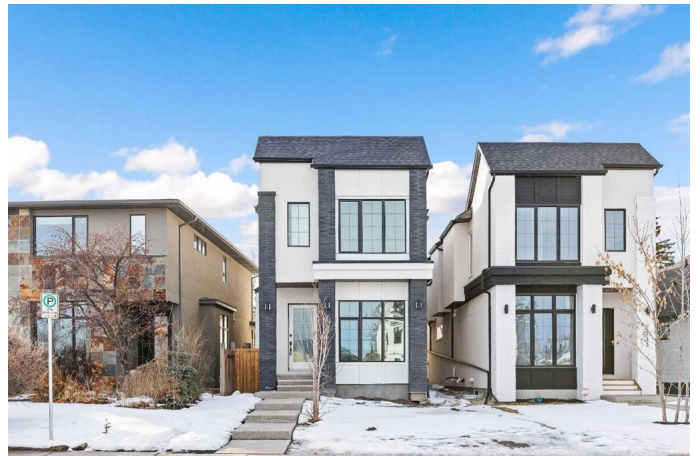
\$1,299,000

4 Bedroom, 4.00 Bathroom, 2,278 sqft

Residential on 0.08 Acres

Richmond, Calgary, Alberta

Brand new gorgeously built detached home on a unique oversized wider lot ideally located with great access to downtown and Marda Loop, across from a park and close to schools. Not your cookie cutter detached home! Truly one of the best locations in inner city South Calgary. This modern Brownstone immediately impresses by combining modern luxury with classic comfort plus over 3,100 sq. ft. of total developed home with 2,278 square feet above grade! West facing backyard brings in an abundance of sunlight. Endless upgrades include hardwood flooring, classic lighting fixtures, designer details and an abundance of natural light. The front den is a quietly tucked away work or study space. Show off your culinary prowess in the stunning chef's kitchen featuring a high end appliances, timeless subway tile, full height cabinets, rich countertops and a massive breakfast bar island. The dining room is centrally located and perfect for entertaining. The living room invites relaxation in front a sleek fireplace flanked by built-ins while oversized windows showcase backyard views. A convenient mudroom with built-ins and an exceedingly stylish powder room complete this level. The uniquely featured bonus room on the upper level gives you endless options for a flex area. Retreat at the end of the day to the luxurious primary suite featuring a huge custom wall of built-ins and an opulent 5-piece ensuite. Ideally situated on the other side of the home for the ultimate privacy are 2 additional



spacious bedrooms. The main bathroom is just as lavish with a dual vanity, no more listening to the kids fight over the sink! Laundry is also conveniently located on this level. Convene in the huge rec room in the finished basement for movies and games nights then refill your drink or grab a snack at the wet bar. A 4th bedroom and another stylish full bathroom are also found on this level. Located in an outstanding inner city location within walking distance to schools, numerous parks, transit and only minutes drive to the downtown core! Also close by are the numerous shops and restaurants in trendy Marda Loop. Truly a phenomenal location for this glamorous new build!

Built in 2024

Essential Information

MLS® #	A2109830
Price	\$1,299,000
Sold Price	\$1,285,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,278
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2535 20 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2T 4Z4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2024
Date Sold	March 26th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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