

# \$1,125,000 - 2503 20 Street Sw, Calgary

MLS® #A2259139

**\$1,125,000**

4 Bedroom, 4.00 Bathroom, 1,711 sqft

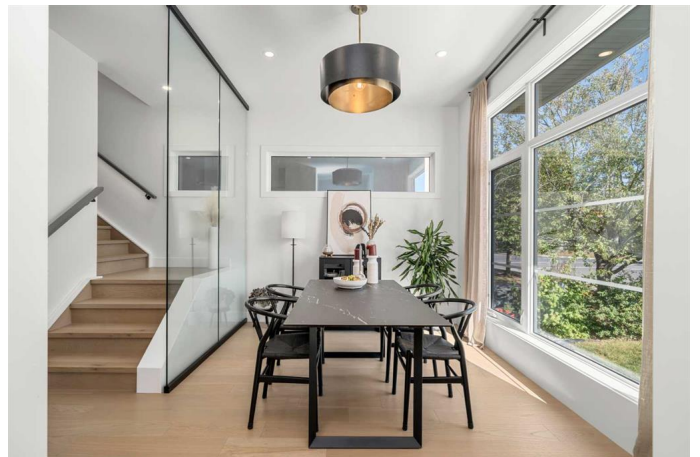
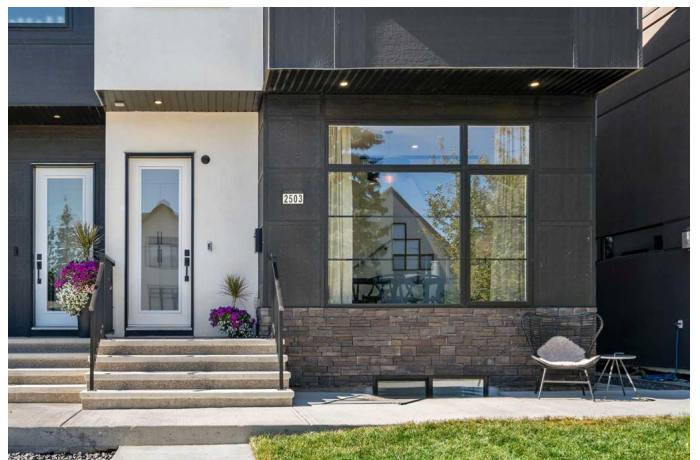
Residential on 0.06 Acres

Richmond, Calgary, Alberta

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. Youâ€™ll also love being close to Marda Loop, where you can enjoy local shops, cafÃ©s, 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!

Built in 2023

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2259139               |
| Price          | \$1,125,000            |
| 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         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2503 20 Street Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 4Z4           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s), Separate Entrance |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Washer, Window Coverings, Oven, Stove(s)                                                       |
| Heating           | Forced Air                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Finished, Full, Suite, Exterior Entry                                                                                                                 |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard, Other                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot, Lawn |
| Roof              | Asphalt Shingle                                         |
| Construction      | Wood Frame                                              |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 19                   |
| Zoning         | R-CG                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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