

# \$1,389,000 - 2520 20 Street Sw, Calgary

MLS® #A2219563

**\$1,389,000**

5 Bedroom, 5.00 Bathroom, 2,167 sqft

Residential on 0.08 Acres

Richmond, Calgary, Alberta

Elegant French Chateau-Style Duplex in Richmond | Over 3,200 Sq Ft | Legal Suite | Oversized Garage

Step into timeless sophistication with this beautifully crafted French chateau-inspired duplex, ideally located in the prestigious community of Richmond. Boasting over 3,200 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 featuring heated floors. 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 JennAir 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 legal suite (subject to City of Calgary approval), providing ideal space for extended family, guests, or



rental income opportunities.

Situated on a rare 135-foot deep lot, the backyard is generously sizedâ€”perfect for outdoor entertainingâ€”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 Calgaryâ€™s most sought-after neighborhoods. Please note - Also, the buyers have the option to convert the legal suite to a wet bar and rec room (Subject to City of Calgary approval).

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2219563               |
| Price          | \$1,389,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,167                  |
| Acres          | 0.08                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2520 20 Street Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 4Z3           |

**Amenities**

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

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, See Remarks, Washer                                       |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | BBQ gas line, Other, Private Yard |
| Lot Description   | Back Lane, Back Yard              |
| Roof              | Asphalt                           |
| Construction      | Concrete, Stucco, Wood Frame      |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 58            |
| Zoning         | R-CG          |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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