

# \$1,150,000 - 2615 20 Street Sw, Calgary

MLS® #A2221202

**\$1,150,000**

4 Bedroom, 4.00 Bathroom, 1,958 sqft

Residential on 0.08 Acres

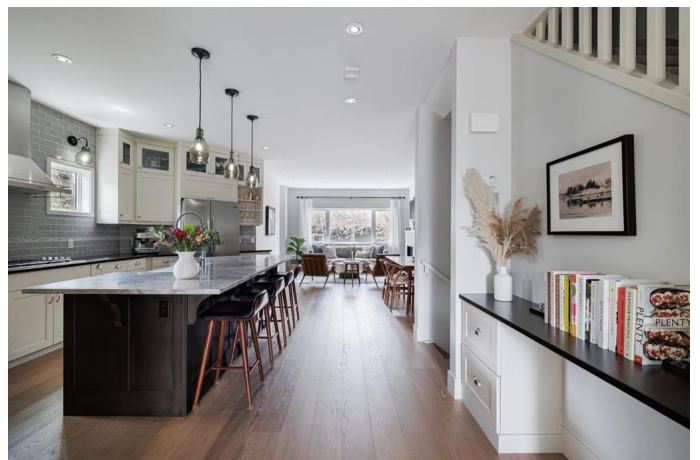
Richmond, Calgary, Alberta

**\*\*OPEN HOUSE - SATURDAY MAY 17th 2pm-4pm\*\***. Located directly across from a large park, this beautifully updated home offers the perfect blend of style, function, and a highly sought-after west-facing backyard – all in the vibrant heart of Richmond. Enjoy the walkability of this incredible location, just minutes to everything Marda Loop has to offer.

Step inside to find brand new hardwood flooring on the main level and new carpet throughout, creating a fresh, polished atmosphere. The open-concept main floor features a spacious living room with a cozy fireplace, a powder room, a functional mudroom, and a gourmet kitchen complete with custom cabinetry, granite countertops, a large island, stainless steel appliances including a gas range and built-in oven – plus a versatile den, ideal as an office, playroom, or whatever suits your needs.

Upstairs, the expansive primary suite includes a walk-in closet, a spa-inspired ensuite, and a private balcony with downtown views. Two additional well-sized bedrooms, a full bathroom, and a generous laundry room round out the upper level.

The fully developed basement adds even more flexibility, offering a fourth bedroom, a massive rec room, a dedicated home gym, and a full bathroom – ideal for guests, teens, or extra family space. The home also features



central air conditioning (installed 2 years ago) and the lower-level offers in-floor heating for year round comfort.

Outside, the sun-soaked west-facing backyard is beautifully landscaped and perfect for outdoor entertaining or quiet afternoons in the sun.

This is an exceptional opportunity to own a turnkey home in one of Calgary’s most desirable inner-city communities. Call today to book your private showing!

Built in 2011

**Essential Information**

MLS® #	A2221202
Price	\$1,150,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,958
Acres	0.08
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2615 20 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T4Z4

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, See Remarks, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped
Roof	Asphalt
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Masters
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