

\$1,099,000 - 2503 20 Street Sw, Calgary

MLS® #A2259139

\$1,099,000

4 Bedroom, 4.00 Bathroom, 1,711 sqft

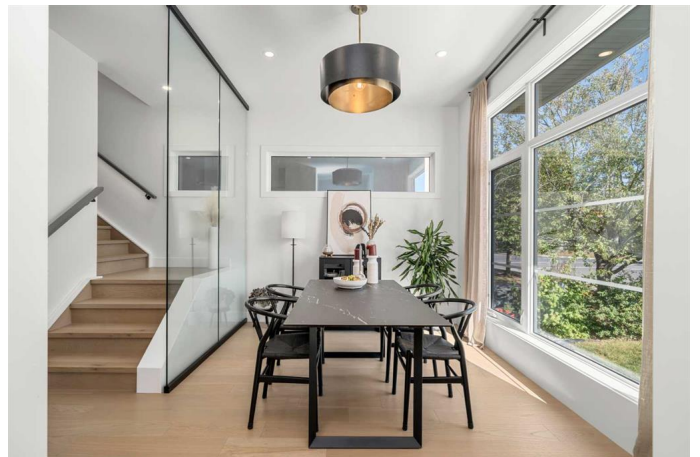
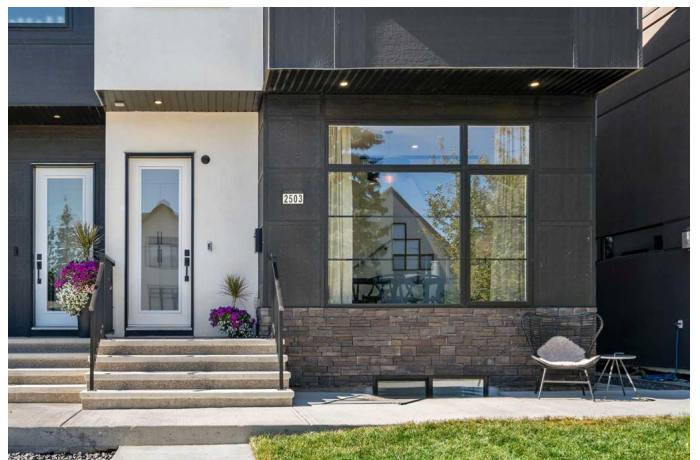
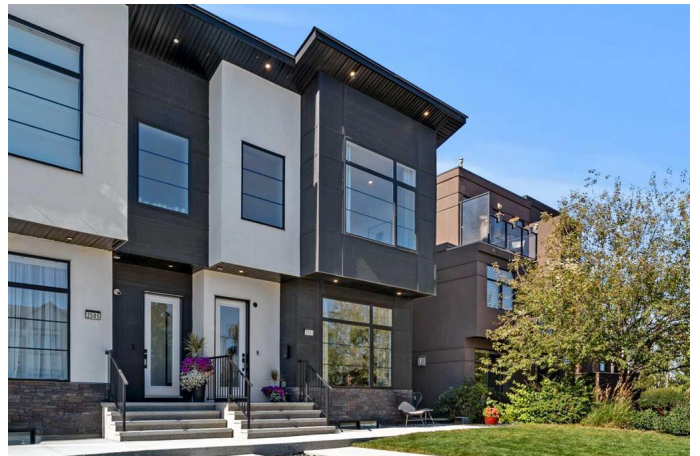
Residential on 0.06 Acres

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	\$1,099,000
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	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Walk-In Closet(s), Built-in Features
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Stove(s), Washer, Window Coverings, Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	September 25th, 2025
Days on Market	46
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.