

# \$1,325,000 - 2518 20 Street Sw, Calgary

MLS® #A2257424

**\$1,325,000**

4 Bedroom, 5.00 Bathroom, 2,167 sqft

Residential on 0.08 Acres

Richmond, Calgary, Alberta

One Unit Remaining! Elegant French Chateau-Style Duplex in Richmond | Over 3,200 Sq Ft | Gym | 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.. 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 Kitchen Aid 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 gym, wet bar, bedroom with a 3 pc bathroom along with a huge rec area. 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 Calgary’s most sought-after neighborhoods.

Built in 2025

Essential Information

MLS® #	A2257424
Price	\$1,325,000
Bedrooms	4
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	2518 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,
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	See Remarks, Separate Entrance, Wet Bar, Steam Room
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## 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	September 16th, 2025
Days on Market	20
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage METRO
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