



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2237 20 Avenue, Calgary T2T 0M1**

MLS®#: **A2158122**

Area: **Richmond**

Listing Date: **08/16/24**

List Price: **\$1,225,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

City/Town:

**Calgary**

Year Built:

**2000**

Lot Information

Lot Sz Ar:

**2,852 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Front Yard,Low Maintenance Landscape,Street Lighting,Rectangular Lot**

**Triple Garage Attached**

DOM

**33**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**3**

Garage Sz:

**3**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

**Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat:

**Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Skylight(s),Vaulted Ceiling(s),Walk-In**

**Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`8" x 6`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 13`1"</b>
<b>Family Room</b>	<b>Main</b>	<b>19`11" x 17`11"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`8" x 12`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 15`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`2" x 10`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 11`7"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`2" x 14`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 18`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 11`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>20`0" x 14`5"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`7" x 4`11"</b>

Game Room  
Bedroom

Basement  
Basement

19`3" x 27`5"  
11`10" x 13`1"

Furnace/Utility Room

Basement

5`10" x 9`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5140AG**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Welcome to this exquisite home in the desirable community of Richmond, where elegance and modern comfort blend seamlessly. As you step through the striking arched front door, you'll immediately be captivated by its unique charm. Inside, the home impresses with vaulted ceilings and custom designed features, enhanced by a sound system that fills every room with your favourite tunes. At the front of the home, you'll find a versatile den/office space, perfect for working from home or enjoying a quiet reading nook. As you move further in, the formal dining room offers a sophisticated setting for family meals and entertaining guests. The kitchen is a chef's delight, featuring nearly new appliances and sleek matte granite countertops that add a touch of luxury. The adjacent living room is cozy and inviting, centered around a wood-burning fireplace that's perfect for chilly evenings. The back doors open wide, creating a seamless indoor-outdoor living experience that's ideal for summer gatherings. Heading upstairs, you'll discover the luxurious primary suite, complete with two closets and an additional walk-in closet, providing ample storage space. The spa like 5-piece ensuite bathroom is a true retreat, boasting heated floors, dual shower heads, a steam shower, and a skylight that bathes the space in natural light. Two more generously sized bedrooms complete the upper level, offering comfort and style for family or guests. Moving down to the fully developed basement, you'll find another spacious bedroom with a walk-in closet, perfect for visitors or older children. The basement also features a large rec room for entertaining, a 4-piece bathroom with heated floors, and a wine cellar for your prized collection. The backyard is your private oasis, featuring a large, beautiful balcony perfect for outdoor dining and relaxation. Below, you'll find a tandem garage with space for at least three cars, offering plenty of room for vehicles and storage. This Richmond gem offers a perfect blend of classic design and modern amenities! Schedule your showing today to experience all it has to offer!**

Inclusions:  
Property Listed By:

**Remote control Awning, Vacuflow system and Water filter system.  
RE/MAX Landan Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











