



THE
A-TEAM

**RE/MAX
FIRST**

2237 20 Avenue, Calgary T2T 0M1

MLS®#: **A2173530**

Area: **Richmond**

Listing Date: **11/01/24**

List Price: **\$1,150,000**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Finished Floor Area
Abv Sqft: **2,449**
Low Sqft:
Ttl Sqft: **2,449**

DOM

32
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking
Ttl Park: **7**
Garage Sz: **3**

Dog Run Fenced In,Low Maintenance Landscape,Interior Lot,No Neighbours Behind,Landscaped,Street Lighting,Rectangular Lot
Concrete Driveway,Driveway,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Tandem,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle,Flat,Mixed,Other**
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Awning(s),BBQ gas line,Dog Run,Rain Gutters,Storage**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Concrete,Hardwood,Slate**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Soaking Tub,Steam Room,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound,Wood Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	12`10" x 10`10"	Dining Room	Main	12`10" x 14`3"
Kitchen	Main	14`8" x 16`8"	Living Room	Main	19`10" x 18`3"
Foyer	Main	6`7" x 12`9"	2pc Bathroom	Main	6`7" x 6`1"

Bedroom - Primary	Second	19`10" x 14`5"	5pc Ensuite bath	Second	10`0" x 14`3"
Bedroom	Second	11`10" x 10`11"	Walk-In Closet	Second	5`3" x 8`10"
Bedroom	Second	10`4" x 18`6"	4pc Bathroom	Second	5`0" x 11`6"
Bedroom	Basement	11`8" x 13`1"	Game Room	Basement	19`3" x 27`5"
4pc Bathroom	Basement	8`7" x 5`2"	Walk-In Closet	Basement	7`2" x 10`2"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **5140AG**

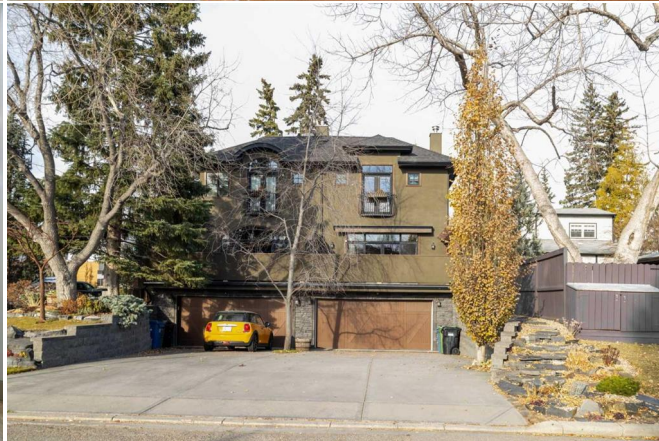
Remarks

Pub Rmks: **This absolutely stunning inner-city home exudes both timeless elegance and modern comfort. Nestled in the heart of Richmond, it boasts more than 3000 sf of living space and offers an abundance of features and upgrades that are sure to impress! A classic portico enhances the already amazing curb appeal provided by the manicured low-maintenance landscaping of the front yard. Once inside the arched front door, a tiled foyer seamlessly transitions to beautiful hardwood flooring throughout the freshly painted open-concept main level. A large front den/office with its beautiful, coffered ceiling can be accessed directly from the foyer, minimizing unnecessary intrusions into the rest of the house, or it can be entered from the dining area through glass-paned pocket doors. The dining area itself can easily accommodate large gatherings and there's easy access to the gourmet kitchen. The kitchen features a massive granite-topped island with a butcher-block end, a built-in gas range, raised eating bar & built-in wall oven, plus a full pantry, stainless-steel appliances and an abundance of custom cabinetry & sleek counter space making meal prep a breeze. A new lighting package in the dining room and kitchen is a perfect complement to the inviting colour palette of the main floor. The kitchen adjoins a spacious sunken living room which boasts a 10-foot-high ceiling and wood burning fireplace. It's perfect to curl up around on cooler evenings, but in warmer weather, you can relax and 'get frosty' thanks to central A/C. Sliding patio doors open onto an expansive south-facing deck complete with a retractable remote-controlled awning & gas BBQ connector. Upstairs, the spacious primary bedroom is a private oasis, featuring a high, vaulted ceiling, dual closets, another walk-in closet, gas fireplace and a luxurious spa-like ensuite with custom dual vanities & a skylight that bathes the room in natural light. Light a candle or two, dim the lights and de-stress in the deep soaker tub or step into the steam shower. A heated tile floor completes the ambience of relaxation. Two more generously sized bedrooms (one with walk-in closet) with vaulted ceilings, a 4-piece bathroom and a dedicated laundry room round out the upper level. The fully developed basement features a unique, heated & polished concrete floor for warmth, durability and easy cleaning. A spacious fourth bedroom with walk-in closet could also be used as a private workout space or hobby room. There's a full bathroom, a spacious living area, custom cedar wine cellar and an entrance door to the heated & insulated tandem garage. It has room for 2 or more vehicles (depending on size), a workshop & storage space, while you can park your full-size half-ton and Harley on the driveway. This gorgeous 2-storey home has it all! Schools, parks and playgrounds are nearby along with shopping and restaurants. It's a quick commute downtown & there's easy access to major thoroughfares. Don't wait - book your private showing today.**

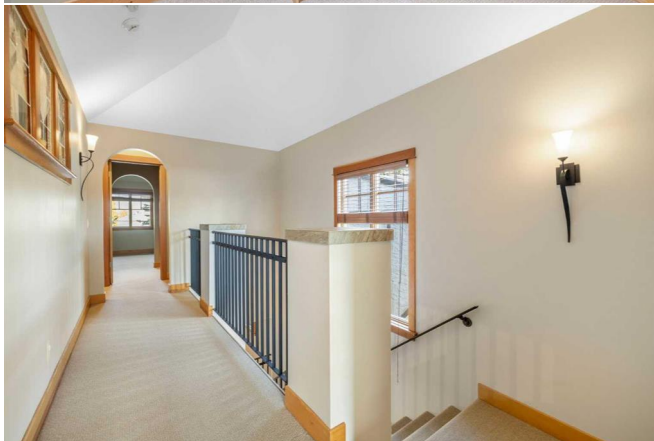
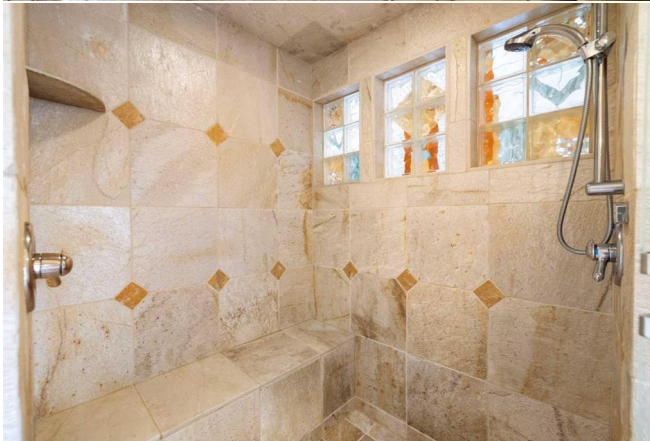
Inclusions: **Remote-controlled Awning, All office furniture, Television, remote, receiver & speakers in Living Room, Television & remote in Primary Bedroom**
 Property Listed By: **Royal LePage Benchmark**

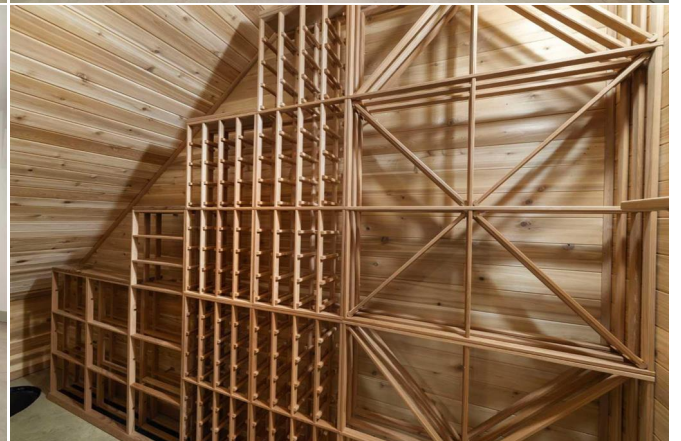
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













2237 20 Ave SW, Calgary, AB

Basement (Below Grade) Exterior Area 825.47 sq ft
Excluded Area 658.87 sq ft



0 6 12 ft

PREPARED: 2024/11/01

While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



2237 20 Ave SW, Calgary, AB

Main Floor Exterior Area 1248.25 sq ft
Excluded Area 4.90 sq ft



0 6 12 ft

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2237 20 Ave SW, Calgary, AB

2nd Floor Exterior Area 1205.99 sq ft



0 6 12 ft

PREPARED: 2024/11/01

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