



2520 20 Street Calgary Alberta

\$1,389,000

Elegant French Chateau-Style Duplex in Richmond | Over 3,200 Sq Ft | Legal Suite | 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 featuring heated floors. 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 JennAir 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 a legal suite (subject to City of Calgary approval), providing ideal space for extended family, guests, or rental income opportunities. Situated on a rare 135-foot deep lot, the backyard is generously sized—perfect for outdoor entertaining—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. Please note - Also, the buyers have the option to convert the legal suite to a wet bar and rec room (Subject to City of Calgary approval). (id:6769)

Bedroom 11.33 Ft x 12.50 Ft

Bedroom 11.00 Ft x 11.08 Ft

Living room 14.25 Ft x 13.00 Ft

Kitchen 12.17 Ft x 14.33 Ft

4pc Bathroom 11.33 Ft x 5.00 Ft

Laundry room 7.00 Ft x 5.50 Ft

Furnace 8.92 Ft x 6.42 Ft

Foyer 7.50 Ft x 7.67 Ft

Office 7.50 Ft x 6.50 Ft

Kitchen 12.00 Ft x 11.50 Ft

Other 11.83 Ft x 5.50 Ft

2pc Bathroom 5.50 Ft x 5.50 Ft

Primary Bedroom 14.00 Ft x 11.92 Ft

5pc Bathroom 16.42 Ft x 8.67 Ft

Bedroom 11.00 Ft x 9.25 Ft

4pc Bathroom 8.50 Ft x 5.17 Ft

Bedroom 10.50 Ft x 11.33 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:
Royal LePage METRO

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

