



# 2237 20 Avenue Calgary Alberta

\$1,150,000

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 ...

Primary Bedroom 19.83 Ft x 14.42 Ft  
 5pc Bathroom 10.00 Ft x 14.25 Ft  
 Bedroom 11.83 Ft x 10.92 Ft  
 Other 5.25 Ft x 8.83 Ft  
 Bedroom 10.33 Ft x 18.50 Ft  
 4pc Bathroom 5.00 Ft x 11.50 Ft

4pc Bathroom 8.58 Ft x 5.17 Ft  
 Other 7.17 Ft x 10.17 Ft  
 Office 12.83 Ft x 10.83 Ft  
 Dining room 12.83 Ft x 14.25 Ft  
 Kitchen 14.67 Ft x 16.67 Ft  
 Living room 19.83 Ft x 18.25 Ft

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Listing Presented By:



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REALTY

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Bedroom 11.67 Ft x 13.08 Ft

Foyer 6.58 Ft x 12.75 Ft

Recreational, Games room 19.25 Ft x 27.42 Ft

2pc Bathroom 6.58 Ft x 6.08 Ft