

# \$750,000 - 2517 20 Street Sw, Calgary

MLS® #A2191347

**\$750,000**

3 Bedroom, 2.00 Bathroom, 876 sqft  
Residential on 0.13 Acres

Richmond, Calgary, Alberta

This exceptional opportunity allows you to craft your perfect home in the highly desirable and dynamic Richmond neighbourhood. Offering an expansive 56â€™ frontage, the large lot presents endless possibilities for a custom-designed residence that perfectly suits your vision. The current property includes a charming bungalow featuring original hardwood floors, textured ceilings, retro arched openings, and a cozy gas fireplace in the living room. The main level also boasts a bright dining area and kitchen with breakfast bar that opens to a spacious deck—ideal for entertaining or enjoying the west-facing backyard surrounded by mature trees. On the main floor, you'll find two bedrooms and a bathroom, with a spacious basement that includes a family room, kitchenette, third bedroom, and extra bathroom. A detached single garage and front driveway provide added convenience. Located on a street lined with modern homes, this property offers the perfect balance of tranquility and urban proximity. A playground is just down the street, and the vibrant shops, eateries, and businesses of 17th Avenue and Marda Loop are only moments away. Plus, enjoy a short commute to downtown. This property is a must-see for custom home builders looking to create something extraordinary in one of Calgaryâ€™s most sought-after communities.

Built in 1950



## Essential Information

MLS® #	A2191347
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	876
Acres	0.13
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2517 20 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4Z4

## Amenities

Parking Spaces	3
Parking	Driveway, Front Drive, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	69
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.