2532 20 Street SW

Calgary | Active | MLS® A2353471

$1,149,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2010**	**2,435.54 sq. ft.**

Your next move starts with a conversation.

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Listed by Charles

A closer look

This exceptional infill offers over 3,500 sq. ft. of living space in amenity-rich Marda Loop. Featuring 4 bedrooms, 3.5 bathrooms, sophisticated finishes, and an impressive home automation system, this beautifully appointed property combines timeless design with modern convenience. Situated on a 3,820 ft2 lot with additional width and depth, this isn't your traditional infill and you can feel the extra space both inside and out. A grand foyer welcomes you with 9' ceilings and hardwood flooring flowing throughout the main level. The timeless kitchen features warm walnut cabinetry, built-in appliances including double wall ovens, a gas cooktop, an integrated hood fan, and an oversized granite island. The central kitchen includes an expansive walk-through pantry and opens to the main living areas, providing the optimal space for entertaining. A three-sided gas fireplace anchors the main living area, providing ambience for all living spaces. The great room has ample space for virtually any furniture design with a large window overlooking the backyard. Completing the main level is a large dining area, a front office/flex space with west-facing windows for optimal natural light, and a 2-pc powder room. Iron spindle railing guides to the upper level where intelligent design separates the primary suite and secondary bedrooms for optimal privacy. The expansive ~14'x18' primary suite is a true retreat complete with tray ceiling detail, an expansive walk-in closet with custom built-ins and an incredible 5-pc ensuite. Featuring dual sinks, a jetted soaker tub, a steam shower with 10mm glass, and a private water closet, the ensuite is the perfect owner retreat. Two additional bedrooms, a full bathroom, storage closets and a laundry room with a sink complete the upper level. The basement is an entertainer's dream, offering an expansive recreation room with a gas fireplace, custom built-ins, and a wet bar featuring granite countertops, wine storage, and beverage refrigeration. A fourth bedroom, full bathroom, and additional flex/storage space complete this versatile level. Exceptional technology sets this home apart, with an included Nice (Elan) automation system integrating security, lighting, and audio. Features include touchscreen and remote controls, automated door locks, door contacts, motion detectors, water leak and low-temperature sensors, smoke detector integration, and an elevated security system. An eight-zone audio system with premium ceiling speakers in the kitchen and basement, plus outdoor speakers, makes entertaining effortless. Additional highlights include triple-pane windows, central A/C, a skylight, and basement in-floor heating. The beautiful backyard offers a spacious deck, pergola-covered patio, and a large patio heater, perfect for entertaining throughout the seasons. A detached garage with paved alley completes the property. Ideally situated, this home offers easy access to Marda Loop's shops, restaurants, and amenities, and is just minutes from downtown.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353471
Bedrooms	4
Bathrooms	4
Year Built	2010
Property Type:	Residential

Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,435.54 sq. ft.
Main Level Finished Area:	1,171.42 sq. ft.
Upper Level Finished Area:	1,264.13 sq. ft.
Below Grade Finished Area:	1,135.33 sq. ft.
Lot Area:	3,821 sq. ft.
Lot Frontage:	27'7"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2010 (Age: 16)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1012489

Heating:	In Floor, Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas, Great Room, Recreation Room
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Faces Rear, On Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Southwest
Community:	Richmond
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Home Security/Automation System, Patio Heater, Backyard String Lights
Restrictions:	Encroachment, Restrictive Covenant
Main Floor	Foyer · 12'4" × 10' ·
Main Floor	Kitchen · 18'6" × 9'1" ·

Main Floor	Dining Room · 12'2" × 10'7" ·
Main Floor	Great Room · 16'5" × 14' ·
Main Floor	Pantry · 7'2" × 6'5" ·
Main Floor	Mud Room · 8'3" × 7'2" ·
Main Floor	Office · 13'1" × 10'9" ·
Upper Level	Bedroom - Primary · 18'7" × 13'5" ·
Upper Level	Walk-In Closet · 9'6" × 9'2" ·
Upper Level	Bedroom · 14'11" × 10'7" ·
Upper Level	Bedroom · 16'11" × 10'9" ·
Upper Level	Laundry · 9'5" × 7'3" ·
Upper Level	Storage · 3'2" × 3'1" ·
Lower Level	Game Room · 28'9" × 20'11" ·
Lower Level	Bedroom · 11'6" × 10'1" ·
Lower Level	Storage · 7'6" × 2'8" ·
Lower Level	Storage · 11'7" × 7'8" ·
Lower Level	Furnace/Utility Room · 7'8" × 7'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Smart Home, Steam Room, Storage, Track Lighting, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	BBQ gas line, Lighting, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Patio, Pergola
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2532-20-street-sw-calgary-a2353471/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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