

\$789,900 - 3178 20 Street Sw, Calgary

MLS® #A2261768

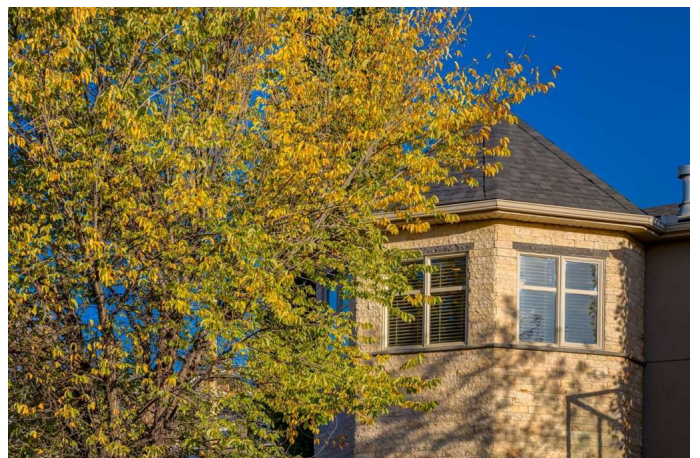
\$789,900

3 Bedroom, 4.00 Bathroom, 1,831 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Welcome to your charming and impeccably maintained home nestled in the sought after community of South Calgary. Just a 2-minute stroll away, you'll find yourself amidst the vibrant shops and restaurants of Marda Loop. Within a 10-minute drive lies the bustling heart of Downtown Calgary, while excellent schools and parks are mere steps away. Spanning over 2500 sq.ft. of meticulously developed living space, this home boasts 3 bedrooms on the upper level, 3.5 baths, a fully finished basement, and a double detached garage. Step inside to discover a main floor designed for both functionality and style. The European designed kitchen features chef-quality stainless steel appliances, granite countertops, designer tile backsplash, modern fixtures, and a generous pantry area. The dining area, strategically positioned between the kitchen and living space, comfortably accommodates gatherings of 8 to 10 guests. At the front of the home, the formal living area is bathed in natural light from beautiful windows and features a cozy gas fireplace - ideal for winter evenings. Ascending to the second floor, you'll discover three spacious bedrooms, including a luxurious master retreat complete with a sizable walk-in closet and a spa-inspired ensuite bath. The fully developed basement provides additional living space, featuring a large full bath, walk-in laundry room with storage, built-in bar, media area, and additional bedroom. Completing this exceptional home is a double detached



garage, hardwood floors throughout the main floor, central air conditioning, and a private backyard oasis - perfect for outdoor living and entertaining. Welcome home - where luxury, comfort, and convenience await!

Built in 2010

Essential Information

MLS® #	A2261768
Price	\$789,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,831
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3178 20 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6R2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Pantry, Walk-In Closet(s)
-------------------	---

Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.