

# \$774,900 - 3178 20 Street Sw, Calgary

MLS® #A2261768

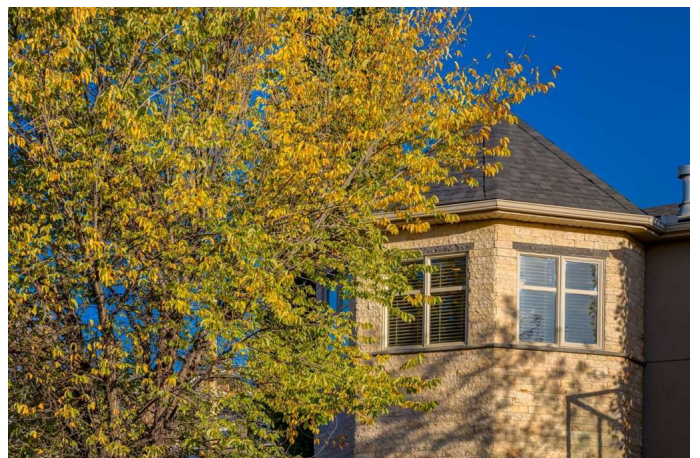
**\$774,900**

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          | \$774,900              |
| 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 | 20                |
| Zoning         | R-CG              |

## Listing Details

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

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