

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

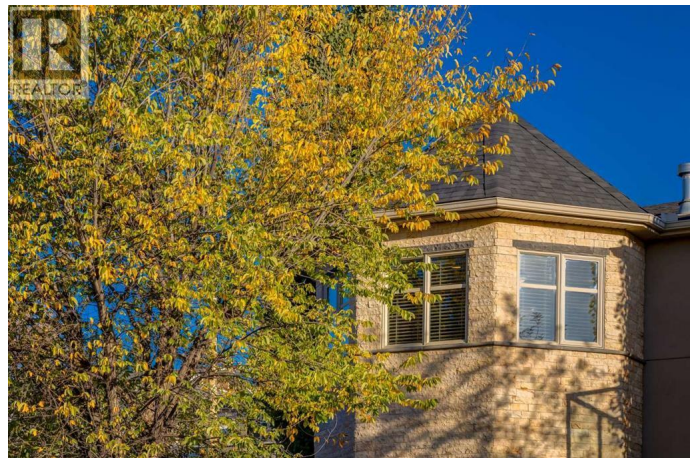
MLS® #A2261768

**\$789,900**

3 Bedroom, 4.00 Bathroom, 1,831 sqft  
Single Family 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! (id:6289)

Built in 2010

**Essential Information**

Listing #	A2261768
Price	\$789,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,831
Acres	0.07
Year Built	2010
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	3178 20 Street Sw
Subdivision	South Calgary
City	Calgary
Province	Alberta
Postal Code	T2T6R2

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Closet Organizers
Parking Spaces	2
Parking	Detached Garage, Garage, Heated Garage
# of Garages	3

**Interior**

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office Century 21 Bamber Realty LTD.



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