

**3178 20 Street SW**  
**Calgary, Alberta**

**MLS # A2261768**



**\$789,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,831 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

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!