



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3178 20 Street SW
Calgary, Alberta

MLS # A2261768



\$789,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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!