\$789,900 - 2720 20 Street Sw, Calgary

MLS® #A2267538

\$789,900

3 Bedroom, 3.00 Bathroom, 1,798 sqft Residential on 0.07 Acres

South Calgary, Calgary, Alberta

This thoughtfully built home combines modern efficiency, timeless craftsmanship, & sustainable designâ€"a rare find that offers comfort, character, and long-term value. Built to live in & loveâ€"not as a flipâ€"this home truly is a gem.

Where to begin: the lot, the location, the updates, or the future potential? The lot & location go hand in hand with that potential, so let's start there. Situated on a desirable corner lot with a gentle grade from back to front, the builder made a clever design choice by placing the main entrance on the side of the home. This opened up the front elevation to a large basement window that sits mostly above gradeâ€"offering the perfect opportunity for a future suite (with city approval, of course). A suite isn't in your future plans? No problemâ€"this home was designed with versatility in mind. The builder thoughtfully considered those wanting to age in place or simply enjoy the ease of accessible living. A full elevator connects all three levels, offering comfort, convenience, and long-term functionality for every stage of life.

The main floor welcomes you with a bright and open layout designed for both everyday living and entertaining. A den as well as what could be a formal dining room offers quiet spaces for work or reading, while the living and dining areas flow effortlessly toward the deck & south-facing backyardâ€"perfect for sunny afternoons or evening gatherings.

At the heart of the home, the kitchen combines







style and sustainability with environmentally friendly Lyptus cabinetry, a spacious island with breakfast bar, & SS appliances. Every detail has been carefully considered to balance functionality, warmth, and modern design.

Upstairs, beautiful oak hardwood flooring carries through the stairs & second level, where you'II find a generous primary suite complete with a walk-in closet and a luxurious 4-piece ensuite featuring a clawfoot tub & slate tile floors. Two additional bedrooms offer plenty of space, & one even includes its own private balconyâ€"a perfect spot to enjoy your morning coffee or unwind in the evening. Outside, the bright south-facing yard is both welcoming and functional, featuring a spacious deck and an oversized single detached garage and room to either expand the garage, make a parking pad or a garden.

The basement is open and ready for your vision, featuring a full bathroom rough-in and stylish etched concrete radiant floors. Comfort continues throughout the home thanks to an energy-efficient geothermal heating and cooling systemâ€"an environmentally friendly and cost-effective choice powered by electricity, keeping utility costs to a fraction of the usual.

Built with efficiency & quality, this home features ICF construction and radiant heat for outstanding energy performance, soundproofing, and durability. It truly combines modern efficiency, timeless craftsmanship, and thoughtful design for lasting value.

Built in 2007

Essential Information

MLS® # A2267538

Price \$789,900

Bedrooms 3

Bathrooms 3.00 Full Baths 2 Half Baths 1

Square Footage 1,798 Acres 0.07 Year Built 2007

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 2720 20 Street Sw

Subdivision South Calgary

City Calgary
County Calgary
Province Alberta
Postal Code T2T0B9

Amenities

Parking Spaces 4

Parking Additional Parking, Garage Door Opener, In Garage Electric Vehicle

Charging Station(s), Insulated, Off Street, On Street, RV Access/Parking, See Remarks, Single Garage Detached, Other, Plug-In,

Private Electric Vehicle Charging Station(s)

of Garages 1

Interior

Interior Features Bathroom Rough-in, Bookcases, Breakfast Bar, Built-in Features, Ceiling

Fan(s), Closet Organizers, Elevator, French Door, Kitchen Island, Natural Woodwork, Pantry, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound,

Wood Windows

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood

Fan, Refrigerator, Washer

Heating Fireplace(s), Zoned, Geothermal, See Remarks

Cooling Other
Fireplace Yes
of Fireplaces 1

Fireplaces Family Room, Gas, Mantle, Tile

Has Basement Yes
Basement Full

Exterior

Exterior Features Balcony, Private Entrance, Storage

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Gentle Sloping,

Landscaped, Low Maintenance Landscape, Rectangular Lot, See

Remarks, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 30th, 2025

Days on Market 2

Zoning R-CG

Listing Details

Listing Office CIR Realty

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