

# \$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 design—a rare find that offers comfort, character, and long-term value. Built to live in & love—not as a flip—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 grade—offering the perfect opportunity for a future suite (with city approval, of course). A suite isn't in your future plans? No problem—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 backyard—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 youâ€™ll 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, Off Street, On Street, Other, RV Access/Parking, Single Garage Detached, In Garage Electric Vehicle Charging Station(s), Insulated, Plug-In, Private Electric Vehicle Charging Station(s), See Remarks |
| # of Garages   | 1                                                                                                                                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Natural Woodwork, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s), Wired for Sound, Stone Counters, Elevator, French Door, Wood Windows, Soaking Tub |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer                                                                                                                                                                                                  |
| Heating           | Fireplace(s), Geothermal, See Remarks, Zoned                                                                                                                                                                                                                                               |
| 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, Landscaped, Low Maintenance Landscape, Rectangular Lot, See Remarks, Street Lighting, Gentle Sloping |
| Roof              | Asphalt Shingle                                                                                                                                    |
| Construction      | Concrete, Stone, Stucco, Wood Frame                                                                                                                |
| Foundation        | Poured Concrete                                                                                                                                    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-CG               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.