

# \$675,000 - 2308 20 Street Nw, Calgary

MLS® #A2229771

**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,391 sqft

Residential on 0.00 Acres

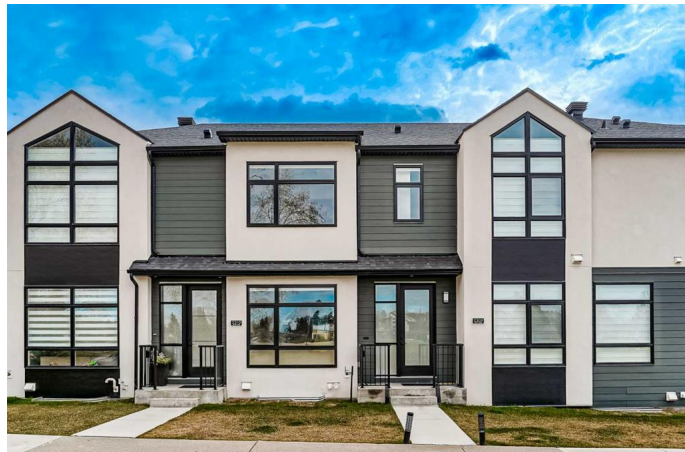
Banff Trail, Calgary, Alberta

Welcome to this stunning 3-bedroom, 2.5-bath townhome offering over 1,390 sq. ft. of developed living space in the sought-after inner-city community of Banff Trail. Situated on a quiet street, this home features central air conditioning, wide vinyl plank flooring, and a large open-concept main floor designed for both relaxation and entertaining.

The chef-inspired kitchen boasts a waterfall island, stylish tile backsplash, and stainless steel appliances, flowing seamlessly into the bright living and dining areas. Upstairs, the spacious primary bedroom overlooks green space and features a large walk-in closet and 4-piece spa-like ensuite. Two additional bedrooms, an upper-level 4-piece main bathroom, and convenient laundry complete the upper floor.

The basement is roughed in and ready for your custom development. The fully fenced backyard is ideal for a small dog, and a single detached garage adds to the home's convenience.

Location is everything! Just steps to the Banff Trail Community Association, offering an outdoor rink in winter and basketball courts in summer. Walk to schools (K-12) including Banff Trail School, Branton Junior High, and William Aberhart High. You're also within a 10-minute walk to the C-Train, and a short drive to West Confederation Park, McMahon Stadium, Market Mall, U of C, Foothills Hospital, and Alberta Children's Hospital. Don't miss your opportunity to own in one



of Calgary’s most desirable  
neighbourhoods”this townhome is a  
must-see! Check out the 3D tour or book your  
private showing now!

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2229771      |
| Price          | \$675,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,391         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2308 20 Street Nw |
| Subdivision | Banff Trail       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 1R9           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Stone Counters, Storage, Walk-In Closet(s) |
|-------------------|---------------------------------------------------------------------------------------------------------------|

|              |                                                                                        |
|--------------|----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating      | Forced Air, Natural Gas, High Efficiency                                               |
| Cooling      | Central Air                                                                            |
| Has Basement | Yes                                                                                    |
| Basement     | Full, Unfinished                                                                       |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Composite Siding, Stone, Stucco                                                           |
| Foundation        | Poured Concrete                                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 22              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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