

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

MLS® #A2229771

\$675,000

3 Bedroom, 3.00 Bathroom, 1,391 sqft

Residential on 0.00 Acres

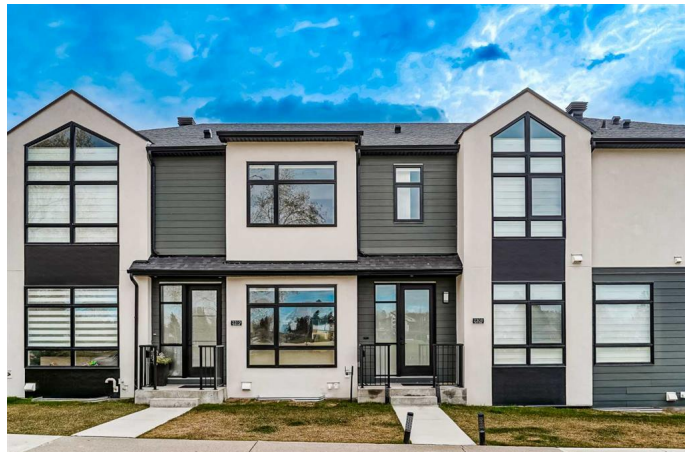
Banff Trail, Calgary, Alberta

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, Storage, Walk-In Closet(s), Stone Counters
-------------------	---

Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
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	4
Zoning	R-CG

Listing Details

Listing Office	eXp 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.