

# \$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 Calgaryâ€™s most desirable  
neighbourhoodsâ€”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)
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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	17
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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