

\$380,000 - 414, 3410 20 Street Sw, Calgary

MLS® #A2228763

\$380,000

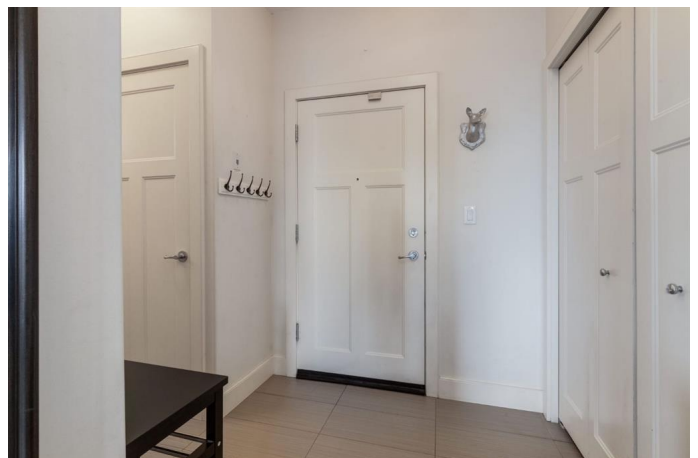
2 Bedroom, 2.00 Bathroom, 789 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to this bright and spacious 2-bedroom, 2-bathroom CORNER unit in the concrete TREO building, ideally situated in one of Calgary's most vibrant and sought-after neighbourhoods - Marda Loop! With nearly 800 sq. ft. of well-designed living space, this unit offers the perfect blend of comfort, convenience, and style.

Enjoy beautiful downtown skyline views right from your balcony - the ideal spot to relax or entertain. Inside, the open-concept layout is bathed in natural light thanks to the abundance of windows and 9'™ ceilings. The modern kitchen features granite countertops, a raised breakfast bar, ample cabinetry and opens seamlessly to the living room allowing for effortless entertaining. The primary suite offers ample space, comfort and privacy - boasting double closets and a 4-piece ensuite. On the other side of the condo, the second bedroom is perfect for guests, a home office, or a roommate set-up. Enjoy the convenience of in-suite laundry, a titled underground parking stall, storage locker, and being just steps away from all Marda Loop has to offer - boutique shops, trendy restaurants, cozy caf  s, grocery stores, walking paths and so much more! Commuting is a breeze with easy access to major routes and public transit. Whether you're a first-time buyer, downsizer, or investor, this property offers a low-maintenance urban lifestyle in an extremely walkable neighbourhood. Don't miss your chance to live in one of



Calgary's most desirable inner-city neighborhoods - Book your private showing today!

Built in 2009

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2228763 |
| Price | \$380,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 789 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 414, 3410 20 Street Sw |
| Subdivision | South Calgary |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T3Z2 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Parking, Bicycle Storage |
| Parking Spaces | 1 |
| Parking | Off Street, Parkade, Titled, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating | Baseboard |
| Cooling | None |

| | |
|--------------|---|
| # of Stories | 6 |
|--------------|---|

Exterior

| | |
|-------------------|----------|
| Exterior Features | Balcony |
| Construction | Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 27 |
| Zoning | MU-2 f3.0h23 |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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