

609, 3410 20 Street SW  
Calgary, Alberta

MLS # A2219964



## \$409,900

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	962 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 643
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	MU-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Granite Counters, High Ceilings, Open Floorplan, Pantry		

**Inclusions:** stove, refrigerator, dishwasher, microwave, washer/dryer, window coverings

Welcome to this sunny, south-facing top floor condo in the highly sought after concrete Treo building, offering beautiful views and incredible natural light. This well-designed 2-bedroom, 2-bathroom home features a smart split-bedroom layout, with the open-concept kitchen and living area separating the bedrooms for enhanced privacy and flow. The modern kitchen boasts sleek granite countertops, modern appliances, a large pantry, and a raised breakfast bar, perfect for casual meals and entertaining. The spacious and inviting living area offers expansive south-facing windows that fill the space with bright, natural light throughout the day. The primary bedroom features a generous closet and a 4-piece ensuite, while the second bedroom is ideal as a home office or guest room. Additional highlights include a titled underground parking stall, an assigned storage locker, secure bike storage, and access to a large common patio on the second floor great for relaxing or socializing. Enjoy nine-foot ceilings that amplify the open feel, plus the convenience of in-suite laundry with a stacked washer and dryer. All of this is located just steps from the best of Marda Loop: cafes, restaurants, boutique shops, fitness studios, groceries, and transit. Much more to come just outside your door as the Marda Loop modernization plans are still in progress. Whether you're a first-time buyer, downsizing, or investing in one of Calgary's most vibrant communities, this home checks all the boxes. Book your private viewing today!