

414, 3410 20 Street SW
Calgary, Alberta

MLS # A2228763



\$380,000

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| Division: | South Calgary | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 789 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Off Street, Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|------------------------|-------------------|--------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 543 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | MU-2 f3.0h23 |
| Foundation: | - | Utilities: | - |
| Features: | Open Floorplan | | |

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| Inclusions: | N/A | | |
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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 cafés, 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!