

**3528 20 Street SW**  
**Calgary, Alberta**

**MLS # A2312685**



## \$520,000

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,535 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 476
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** shelving in garage and laundry /utility area

Welcome to this stunning contemporary townhome in the sought after community of Altadore, just steps from the vibrant shops, restaurants, and cafés of Marda Loop. A thoughtfully designed living space, this beautifully appointed home blends modern design with everyday functionality. The bright and open main floor features a large sliding patio door & windows that flood the space with natural light, creating an inviting atmosphere for both relaxing and entertaining. The gourmet kitchen is the center piece of the home, complete with updated s/s appliances, quartz counter tops, sleek contemporary cabinetry, seamlessly connecting to the dining and living areas. Additional features include direct access from the attached garage and parking pad. Ideally located, you're just minutes from downtown Calgary, vibrant Marda Loop shopping and dining, close to parks, pathways, and top-rated schools, River Park dog park, Sandy Beach and all the amenities this coveted community has to offer. This is an exceptional opportunity to own a stylish inner-city home in one of Calgary's most desirable neighbourhoods.