

# \$365,000 - 414, 3410 20 Street Sw, Calgary

MLS® #A2228763

## \$365,000

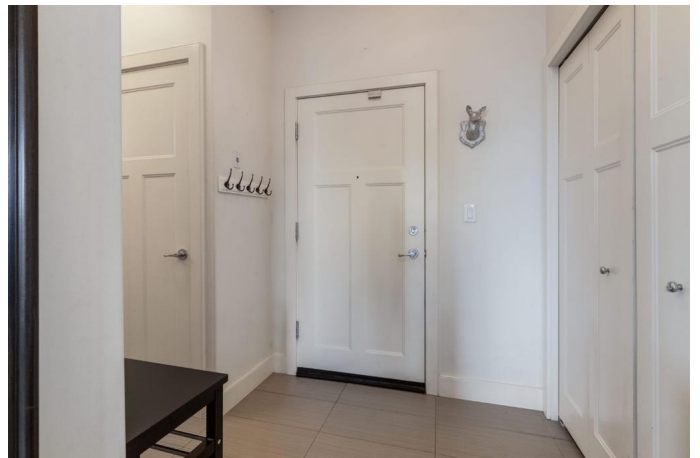
2 Bedroom, 2.00 Bathroom, 789 sqft

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          | \$365,000         |
| 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      | Bicycle Storage, Elevator(s), Parking    |
| 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      54  
Zoning                MU-2 f3.0h23

## Listing Details

Listing Office        Century 21 Bamber Realty LTD.

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