

\$329,900 - 414, 3410 20 Street Sw, Calgary

MLS® #A2246309

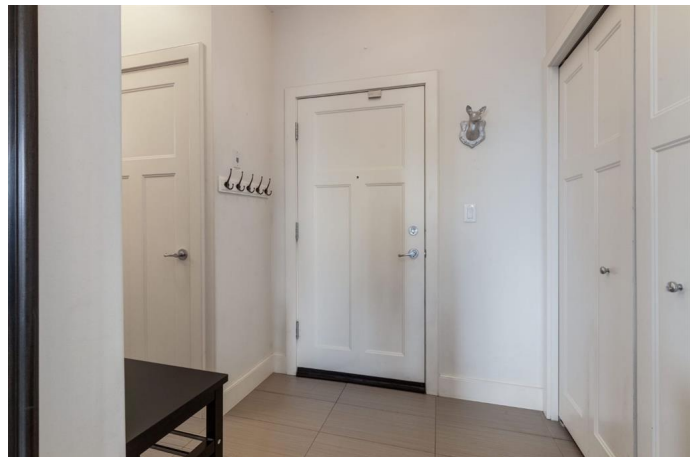
\$329,900

2 Bedroom, 2.00 Bathroom, 789 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

****OPEN HOUSE FRIDAY AUGUST 8TH FROM 5 TO 7PM!!**** Welcome to this bright and spacious 2-bedroom, 2-bathroom CORNER unit with DOWNTOWN VIEWS 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. Donâ€™t miss your chance to live in one of Calgaryâ€™s most desirable inner-city neighborhoods - Book your private showing today!

Built in 2009

Essential Information

MLS® #	A2246309
Price	\$329,900
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	August 7th, 2025
Zoning	MU-2 f3.0h23

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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