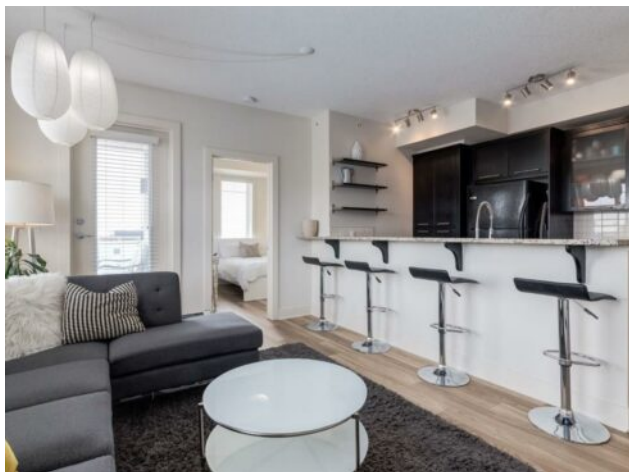


414, 3410 20 Street SW  
Calgary, Alberta

MLS # A2228763



# \$380,000

**Heating:** Baseboard

**Floors:** Carpet, Laminate, Tile

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Open Floorplan

**Inclusions:** N/A

**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:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 543

**LLD:** -

**Zoning:** MU-2 f3.0h23

**Utilities:** -

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!