

**309, 3410 20 Street SW**  
**Calgary, Alberta**

**MLS # A2314783**



**\$379,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | South Calgary                                |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)           |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                  |               |                   |
| <b>Size:</b>     | 939 sq.ft.                                   | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |   |                   |              |
|--------------------|---|-------------------|--------------|
| <b>Heating:</b>    | Baseboard, Natural Gas  | <b>Water:</b>     | -            |
| <b>Floors:</b>     | Carpet, Ceramic Tile  | <b>Sewer:</b>     | -            |
| <b>Roof:</b>       | Tar/Gravel  | <b>Condo Fee:</b> | \$ 695       |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Brick, Concrete, Stucco   | <b>Zoning:</b>    | MU-2 f3.0h23 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows |                   |              |
| <b>Inclusions:</b> | N/A   |                   |              |

Welcome to the Treo at Marda Loop, an exceptional opportunity to own a sun-filled, south-facing condo in one of Calgary's most vibrant inner-city communities. This beautifully maintained 2 bedroom, 2 bathroom residence offers 939 square feet of thoughtfully designed living space, blending modern style with unbeatable urban convenience. Perched on the quiet side of the building, this bright third-floor unit showcases sweeping views, complemented by spectacular southern exposure that floods the home with natural light throughout the day. Built with concrete construction, Treo offers outstanding sound attenuation for a peaceful and comfortable lifestyle. Step inside to discover soaring 9-foot ceilings, stylish finishes, and an open-concept layout designed for both everyday living and effortless entertaining. The spacious living room and bedrooms are expansive and a must view, while plush carpeting and upgraded underlay add warmth and comfort throughout. The extensive kitchen is both functional and elegant, featuring sleek granite countertops, rich espresso cabinetry, and a generous breakfast bar perfect for casual dining or hosting guests. Practicality meets convenience with a large in-unit storage room, assigned storage locker, bike storage, and the added bonus of in-suite laundry. Enjoy your morning coffee or evening unwind on the private balcony, where stunning views create the perfect backdrop for everyday of the week. With TITLED underground parking, rest assured your vehicle will be secure, warm and ready for you during all 4 seasons of the year. Right outside your lobby, are some of the trendiest shops and the most delicious restaurants anywhere in Calgary. Live the lifestyle you deserve. **VIRTUAL TOUR AVAILABLE!**