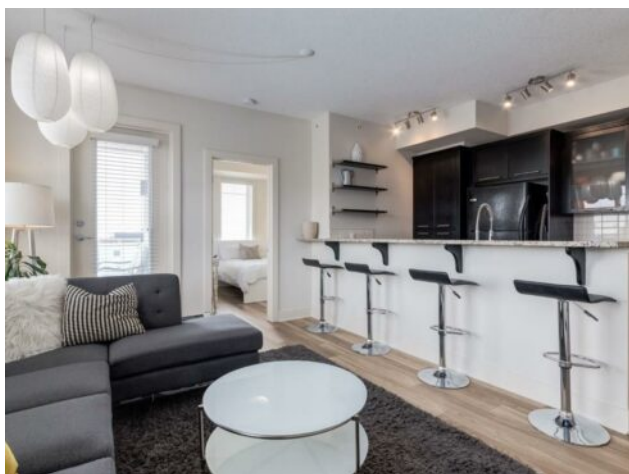


414, 3410 20 Street SW
Calgary, Alberta

MLS # A2246309



\$329,900

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:	-		

Heating: Baseboard

Floors: Carpet, Laminate, Tile

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 543

LLD: -

Zoning: MU-2 f3.0h23

Utilities: -

Inclusions: Window coverings

****OPEN HOUSE SATURDAY AUGUST 16TH FROM 1 TO 3PM!**** 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. Don't miss your chance to live in one of Calgary's most desirable inner-city neighborhoods - Book your private showing today!