

# \$419,900 - 301, 3410 20 Street Sw, Calgary

MLS® #A2195300

**\$419,900**

2 Bedroom, 2.00 Bathroom, 830 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

You are going to fall in love with this 3rd floor condo in the sought after concrete Treo building in Marda Loop. The well designed and functional floor plan has the 2 bedrooms at either end of the unit with kitchen and living room between the two. Open, bright living room and kitchen. The kitchen has beautiful granite counter tops, black appliances, and ceramic flooring. The living room and kitchen showcase your south facing and sunny views that let in all the natural light. The raised bar at the kitchen encourages entertaining with lots of seating. The master comes complete with walk in closet and 4 piece ensuite bathroom with granite counter top and a large south facing window to let you start the day with a great view. The 9 foot ceilings make the space feel large, you have plenty of in suite storage solutions. This home comes with assigned storage locker (25), 1 titled parking stall (146), there is a bike locker, and a huge common patio on the 2nd floor. You can have all this within walking distance of everything Marda Loop has to offer:

Built in 2009



## Essential Information

MLS® #	A2195300
Price	\$419,900
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	830
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	301, 3410 20 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T3Z2

### **Amenities**

Amenities	Elevator(s), Storage, Visitor Parking, Bicycle Storage, Roof Deck
Parking Spaces	1
Parking	Stall, Underground

### **Interior**

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	5

### **Exterior**

Exterior Features	Courtyard
Construction	Concrete, Stucco

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	45
Zoning	MU-2

### **Listing Details**

Listing Office

CIR Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.