

\$409,900 - 609, 3410 20 Street Sw, Calgary

MLS® #A2219964

\$409,900

2 Bedroom, 2.00 Bathroom, 962 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to this sunny, south-facing top floor condo in the highly sought after concrete Treo building, offering beautiful views and incredible natural light. This well-designed 2-bedroom, 2-bathroom home features a smart split-bedroom layout, with the open-concept kitchen and living area separating the bedrooms for enhanced privacy and flow. The modern kitchen boasts sleek granite countertops, modern appliances, a large pantry, and a raised breakfast bar, perfect for casual meals and entertaining. The spacious and inviting living area offers expansive south-facing windows that fill the space with bright, natural light throughout the day. The primary bedroom features a generous closet and a 4-piece ensuite, while the second bedroom is ideal as a home office or guest room. Additional highlights include a titled underground parking stall, an assigned storage locker, secure bike storage, and access to a large common patio on the second floor great for relaxing or socializing. Enjoy nine-foot ceilings that amplify the open feel, plus the convenience of in-suite laundry with a stacked washer and dryer. All of this is located just steps from the best of Marda Loop: cafes, restaurants, boutique shops, fitness studios, groceries, and transit. Much more to come just outside your door as the Marda Loop modernization plans are still in progress. Whether you're a first-time buyer, downsizing, or investing in one of Calgary's most vibrant communities, this



home checks all the boxes. Book your private viewing today!

Built in 2009

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2219964 |
| Price | \$409,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 962 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 609, 3410 20 Street Sw |
| Subdivision | South Calgary |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 3Z2 |

Amenities

| | |
|----------------|---|
| Amenities | Bicycle Storage, Elevator(s), Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Parkade, Titled, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Elevator, Granite Counters, High Ceilings, Open Floorplan, Pantry |
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Baseboard, Hot Water, Natural Gas |
| Cooling | None |
| # of Stories | 6 |

Exterior

| | |
|-------------------|----------|
| Exterior Features | Balcony |
| Construction | Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 12th, 2025 |
| Days on Market | 5 |
| Zoning | MU-2 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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