

# \$399,000 - 3606 20 Street Sw, Calgary

MLS® #A2239078

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,185 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

When a home like this hits the market in a high-demand community like Marda Loop and it's priced to move... smart buyers don't wait around.

Welcome to 3606 20th Street SW, right in the heart of Altadore, one of Calgary's most sought-after communities. Tree-lined streets, coffee shops around the corner, and that Marda Loop energy? It's all right here.

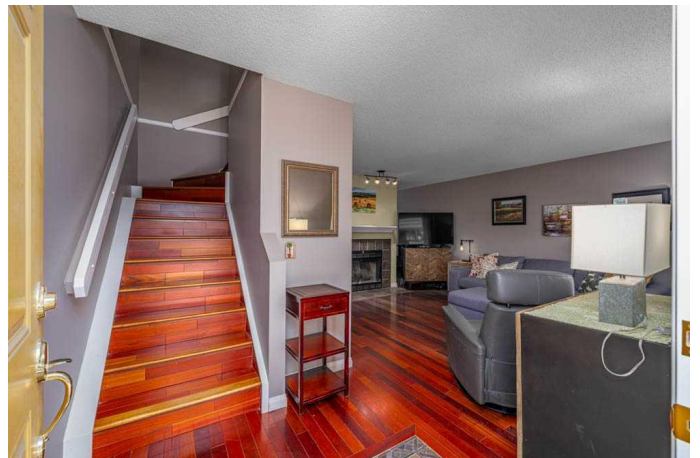
This home isn't trying to be something it's not - it's not a mansion. But what it is smart, and priced below market value. That means more home... for less money.

Inside, you've got nearly 1,200 square feet of warm hardwood flooring on every level. A cozy gas fireplace anchors the living space, and that massive front window? It floods this home with natural light.

Your kitchen is functional and social with stainless steel appliances, a U-shaped layout for serious cooking flow, and a breakfast bar perfect for morning coffees or late-night chats.

Dinner parties? There's a defined dining area and sliding door to your rear patio, flower boxes, privacy lattice, pergola. You'll actually use your outdoor space here.

Upstairs, three bedrooms, perfect for a couple, young family, or that work-from-home lifestyle.



The hardwood continues, and the bathroom? Tiled surround, vessel sink, and room to add your own flair.

And yes, there's actual storage. Dedicated laundry room, built-ins, and an attached garage with shelving, overhead opener, and plenty of room for your gear.

So here's the bottom line. You're getting a move-in ready townhouse in one of Calgary's best inner-city locations, with curb appeal and function, all priced below market.

Marda Loop homes like this? They get snapped up. Fast. So, if you've been waiting for the right one... this might just be it.

Built in 1990

### Essential Information

MLS® #	A2239078
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,185
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3606 20 Street Sw
Subdivision	Altadore
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T5X9

### Amenities

Amenities	Dog Park
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Decorative
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Landscaped, Lawn, Level, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Days on Market	10
Zoning	M-C1

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.