

# \$329,900 - 414, 3410 20 Street Sw, Calgary

MLS® #A2246309

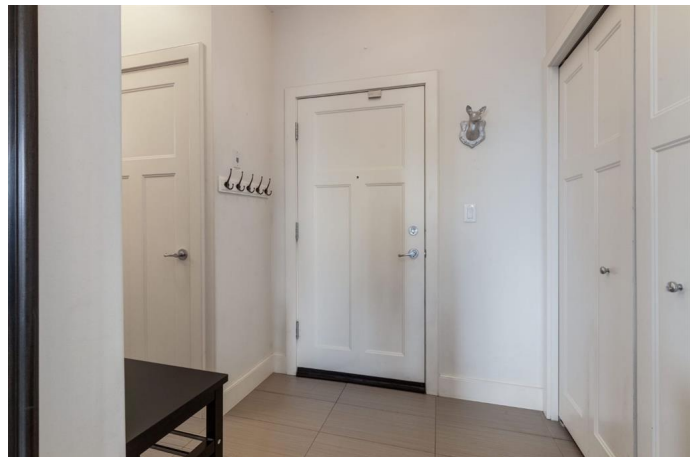
**\$329,900**

2 Bedroom, 2.00 Bathroom, 789 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

**\*\*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. Donâ€™t miss your chance to live in one of Calgaryâ€™s most desirable inner-city neighborhoods - Book your private showing today!

Built in 2009

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246309          |
| Price          | \$329,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 789               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 414, 3410 20 Street Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T3Z2                 |

**Amenities**

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

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |

|              |           |
|--------------|-----------|
| Heating      | Baseboard |
| Cooling      | None      |
| # of Stories | 6         |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 9                |
| Zoning         | MU-2 f3.0h23     |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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