



GRASSROOTS
REALTY GROUP

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3606 20 Street SW
Calgary, Alberta

MLS # A2239078



\$399,000

Division:	Altadore		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,185 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Level, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 655
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

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... 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.

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