



GRASSROOTS
REALTY GROUP

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414, 3410 20 Street SW
Calgary, Alberta

MLS # A2246309



\$329,900

Division:	South Calgary		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	789 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 543
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	MU-2 f3.0h23
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: Window coverings

****OPEN HOUSE FRIDAY AUGUST 8TH FROM 5 TO 7PM!!**** 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 'ceiling. 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. Don't miss your chance to live in one of Calgary's most desirable inner-city neighborhoods - Book your private showing today!