

\$399,000 - 410, 3410 20 Street Sw, Calgary

MLS® #A2116346

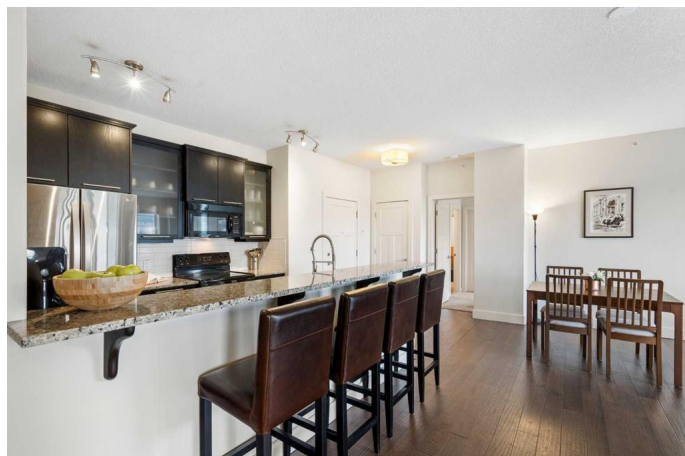
\$399,000

2 Bedroom, 2.00 Bathroom, 937 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome Home. You will be delighted by this charming 2-bedroom, 2-bathroom condominium nestled on the 4th floor, in the sought-after Treo building. Boasting a spacious 937 square feet of living space, this residence welcomes you with a bright and functional living area adorned with expansive windows, offering delightful views of the vibrant area. The kitchen is a dream, being not only functional but also featuring ample storage, abundant cabinetry, a generously-sized breakfast bar, and elegant granite countertops and newer fridge and dishwasher catering perfectly to both culinary enthusiasts and entertainers alike. The spacious master bedroom is graced with large windows, a well-appointed closet, and a 4-piece ensuite bath, while the second bedroom provides ample space and convenience with its adjacent 3-piece common bathroom. Step out onto your private balcony, overlooking the bustling streets of Marda Loop with picturesque downtown vistas, creating an ideal setting for relaxation and unwinding after a long day. Additional highlights include newer carpets, a titled underground heated parking stall, plenty of storage in the unit as well as an assigned storage locker, guest parking, and convenient in-suite laundry facilities. This great condo is Ideally located in the vibrant community of South Calgary/Marda Loop. Situated in close proximity to an array of amenities including shopping destinations such as Safeway and Bush Lane, a variety of



restaurants to suit every palate, reputable schools, public transit options, parks, major roadways, and just a short commute to downtown Calgary, this property offers the epitome of convenience and comfort. This immaculate unit presents an incredible opportunity for discerning buyers seeking a refined urban lifestyle in one of Calgary's most coveted neighborhoods.

Built in 2011

Essential Information

MLS® #	A2116346
Price	\$399,000
Sold Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	937
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	410, 3410 20 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3Z2

Amenities

Amenities	Elevator(s), Parking, Snow Removal
Parking Spaces	1
Parking	Heated Garage, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Elevator, Granite Counters, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	6

Exterior

Exterior Features	Balcony, Storage
Roof	Membrane
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 27th, 2024
Days on Market	6
Zoning	MU-2 f3.0h23
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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