

\$399,900 - 310, 3410 20 Street Sw, Calgary

MLS® #A2123181

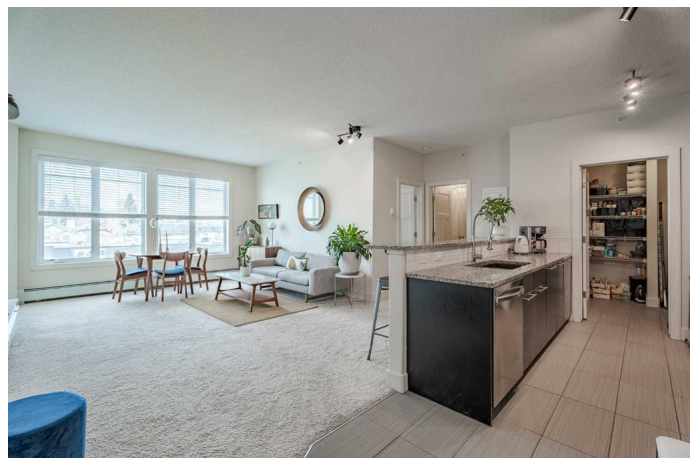
\$399,900

2 Bedroom, 2.00 Bathroom, 957 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

DOWNTOWN VIEWS | 9'™ CEILINGS | 2 BEDROOMS | 2 FULL BATHROOMS | INCREDIBLE LOCATION IN THE HEART OF MARDAL LOOP! WALK EVERYWHERE from this beautiful and modern 2 bedroom, 2 bathroom updated condo with downtown views and an unsurpassable location in the heart of trendy Marda Loop. Grand 9'™ ceilings, chic designer touches, brand new light fixtures and oversized windows give immediate wow factor. Endless natural light streams into the open concept floor plan while smart lighting illuminates the evenings. Relaxation and casual conversations await in the inviting living room while clear sightlines provide amazing connectivity. Any chef will feel inspired in the stunning kitchen featuring new (Jan 2024) stainless steel appliances with warranty, granite countertops, a massive peninsula island with a raised breakfast bar and a walk-in pantry. A patio door off the living room leads to the glass-railed balcony with neighbourhood, downtown and Calgary Tower views providing the exquisite backdrop to your casual barbecues, morning coffees and outdoor unwinding time. The large primary suite boasts a large walk-in closet and a private 4-piece bathroom. The second bedroom and second bathroom are ideally situated on the other side of the unit for ultimate privacy. In-suite laundry is equipped with brand new washer and dryer. Adding to your comfort and convenience is a TITLED OVER-SIZED UNDERGROUND PARKING STALL and a separate storage



locker. This quiet concrete building is MOSTLY OWNER-OCCUPIED and ideally located just steps from all the action. Spend your free time strolling through the diverse shops and organic markets or enjoying a latte, a wonderful meal, a cold drink or a treat in one of the many quaint cafes, award-winning restaurants, breweries and delicious ice cream shops. Just a 5 minute drive to the river, MRU and downtown perfect for outdoor enthusiasts, students and commuters alike!

Built in 2009

Essential Information

MLS® #	A2123181
Price	\$399,900
Sold Price	\$411,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	957
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	310, 3410 20 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3Z2

Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1

Parking	Heated Garage, Parkade, Titled, Underground
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Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	6
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Tar/Gravel
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	April 29th, 2024
Days on Market	10
Zoning	MU-2 f3.0h23
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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