

\$430,000 - 504, 3410 20 Street Sw, Calgary

MLS® #A2161929

\$430,000

2 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to this charming 2-bedroom, 2-bathroom condo on the 6th floor of the highly sought-after Treo building that is sure to delight. With 1057 square feet of living space, you'll be greeted by a bright and functional living area, complete with hardwood floors and expansive windows that showcase lovely views of the vibrant neighborhood. The kitchen is a culinary enthusiast's dream, offering ample storage, plenty of cabinetry, a generously sized breakfast bar, elegant granite countertops, and newer appliances, including a fridge, OTR microwave, and dishwasher—perfect for both cooking and entertaining.

The spacious master bedroom features large windows, a walk-through closet, and a 4-piece ensuite bath, while the second bedroom offers comfort and convenience with its nearby 3-piece common bathroom. Step out onto your corner balcony to enjoy views of the Marda Loop streets below, the downtown skyline in the north or stunning westward sunsets. Additional features include a titled underground heated parking stall, a communal deck on the second floor, plenty of in-unit storage, an assigned storage locker, visitor parking, bike storage, and a convenient in-suite laundry. Ideally situated in the vibrant community of South Calgary (Marda Loop), this condo is close to a variety of amenities, including shopping at Safeway and Blush Lane, diverse dining options, several schools, public transit, parks, major arteries, and a



quick commute to downtown.
This immaculate unit offers an incredible opportunity for discerning buyers seeking a refined urban lifestyle in one of Calgary's most coveted neighborhoods.

Built in 2009

Essential Information

MLS® #	A2161929
Price	\$430,000
Sold Price	\$430,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	504, 3410 20 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T3Z2

Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home,
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	Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	6

Exterior

Exterior Features	Balcony, Storage
Construction	Brick, Stucco

Additional Information

Date Listed	September 1st, 2024
Date Sold	September 4th, 2024
Days on Market	3
Zoning	MU-2 f3.0h23
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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