

**609, 3410 20 Street SW
Calgary, Alberta**

MLS # A2219964



\$399,900

Division:	South Calgary		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	962 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 643
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	MU-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Granite Counters, High Ceilings, Open Floorplan, Pantry		

Inclusions: stove, refrigerator, dishwasher, microwave, washer/dryer, window coverings

Welcome to this sunny, south-facing top floor condo in the highly sought after concrete Treo building, offering beautiful views and incredible natural light. This well-designed 2-bedroom, 2-bathroom home features a smart split-bedroom layout, with the open-concept kitchen and living area separating the bedrooms for enhanced privacy and flow. The modern kitchen boasts sleek granite countertops, modern appliances, a large pantry, and a raised breakfast bar, perfect for casual meals and entertaining. The spacious and inviting living area offers expansive south-facing windows that fill the space with bright, natural light throughout the day. The primary bedroom features a generous closet and a 4-piece ensuite, while the second bedroom is ideal as a home office or guest room. Additional highlights include a titled underground parking stall, an assigned storage locker, secure bike storage, and access to a large common patio on the second floor great for relaxing or socializing. Enjoy nine-foot ceilings that amplify the open feel, plus the convenience of in-suite laundry with a stacked washer and dryer. All of this is located just steps from the best of Marda Loop: cafes, restaurants, boutique shops, fitness studios, groceries, and transit. Much more to come just outside your door as the Marda Loop modernization plans are still in progress. Whether you're a first-time buyer, downsizing, or investing in one of Calgary's most vibrant communities, this home checks all the boxes. Book your private viewing today!