

**301, 3410 20 Street SW
Calgary, Alberta**

MLS # A2195300



\$399,900

Division:	South Calgary		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	830 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: -

Basement: -

Exterior: Concrete, Stucco

Foundation: -

Features: Granite Counters

Water: -

Sewer: -

Condo Fee: \$ 576

LLD: -

Zoning: MU-2

Utilities: -

Inclusions: fob

You are going to fall in love with this 3rd floor condo in the sought after concrete Treo building in Marda Loop. The well designed and functional floor plan has the 2 bedrooms at either end of the unit with kitchen and living room between the two. Open, bright living room and kitchen. The kitchen has beautiful granite counter tops, black appliances, and ceramic flooring. The living room and kitchen showcase your south facing and sunny views that let in all the natural light. The raised bar at the kitchen encourages entertaining with lots of seating. The master comes complete with walk in closet and 4 piece ensuite bathroom with granite counter top and a large south facing window to let you start the day with a great view. The 9 foot ceilings make the space feel large, you have plenty of in suite storage solutions. This home comes with assigned storage locker (25), 1 titled parking stall (146), there is a bike locker, and a huge common patio on the 2nd floor. You can have all this within walking distance of everything Marda Loop has to offer: