

# \$399,900 - 609, 3410 20 Street Sw, Calgary

MLS® #A2219964

**\$399,900**

2 Bedroom, 2.00 Bathroom, 962 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

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!

Built in 2009

### Essential Information

MLS® #	A2219964
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	962
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	609, 3410 20 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3Z2

### Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Elevator, Granite Counters, High Ceilings, Open Floorplan, Pantry
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	6

**Exterior**

Exterior Features	Balcony
Construction	Concrete

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	38
Zoning	MU-2

**Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.