

# \$329,900 - 414, 3410 20 Street Sw, Calgary

MLS® #A2246309

**\$329,900**

2 Bedroom, 2.00 Bathroom, 789 sqft  
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY AUGUST 16TH FROM 1 TO 3PM!!\*\*** Welcome to this bright and spacious 2-bedroom, 2-bathroom CORNER unit with DOWNTOWN VIEWS in the concrete TREC building, ideally situated in one of Calgary's most vibrant and sought-after neighbourhoods - Marda Loop! With nearly 800 sq. ft. of well-designed living space, this unit offers the perfect blend of comfort, convenience, and style. Enjoy beautiful downtown skyline views right from your balcony - the ideal spot to relax or entertain. Inside, the open-concept layout is bathed in natural light thanks to the abundance of windows and 9' ceilings. The modern kitchen features granite countertops, a raised breakfast bar, ample cabinetry and opens seamlessly to the living room allowing for effortless entertaining. The primary suite offers ample space, comfort and privacy - boasting double closets and a 4-piece ensuite. On the other side of the condo, the second bedroom is perfect for guests, a home office, or a roommate set-up. Enjoy the convenience of in-suite laundry, a titled underground parking stall, storage locker, and being just steps away from all Marda Loop has to offer - boutique shops, trendy restaurants, cozy cafés, grocery stores, walking paths and so much more! Commuting is a breeze with easy access to major routes and public transit. Whether you're a first-time buyer, downsizer, or investor, this property offers a low-maintenance urban lifestyle in an



extremely walkable neighbourhood. Don't miss your chance to live in one of Calgary's most desirable inner-city neighborhoods - Book your private showing today!

Built in 2009

### Essential Information

MLS® #	A2246309
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	789
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	414, 3410 20 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T3Z2

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking
Parking Spaces	1
Parking	Off Street, Titled, Underground, Parkade

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating	Baseboard
Cooling	None
# of Stories	6

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	8
Zoning	MU-2 f3.0h23

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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