

# \$409,900 - 515, 3410 20 Street Sw, Calgary

MLS® #A2195033

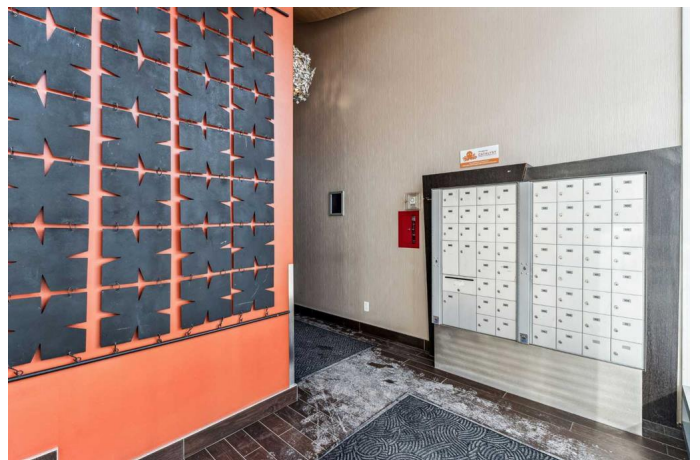
**\$409,900**

2 Bedroom, 2.00 Bathroom, 940 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

**JUST PRICE REDUCED! EXCEPTIONAL VALUE!** Welcome to the Treo @ Marda Loop! A sun-soaked, 5th floor, 940 Ft<sup>2</sup> retreat with 2 bedrooms and 2 full bathrooms. Offering an incredible blend of modern style and unsurpassable location! This unit is nicely tucked away at the end of a hallway in a concrete building providing additional tranquility. Step inside to 9-foot ceilings and chic décor, where natural light floods the south-facing living room and bedrooms. The newly installed plush carpet and under-pad in the bedrooms adds a fresh touch, while the open-concept living area is perfect for entertaining. The elongated kitchen features sleek quartz countertops, rich dark espresso cabinetry, and a spacious breakfast bar. The seamless flow is complemented by rich laminate flooring, creating a warm atmosphere. The oversized front storage room, along with an assigned storage locker and bike storage, ensures ample space for all your needs. Moreover, enjoy the convenience of in-suite laundry! Sweeping downtown and mountain views from your balcony, with the added bonus of being on the quiet side of the building. Residents have access to a communal deck on the 2nd floor. Secured, underground, heated, titled parking and 10 visitor parking stalls, makes hosting guests a breeze. Beyond the incredible features of this stunning condo, the Marda Loop neighborhood continues to elevate its urban charm with exciting new developments. Soon, residents



will enjoy the convenience of an upcoming multi-use path, designed for walking and cycling. Perfect for morning jogs, leisurely strolls, or commuting on two wheels. This thoughtfully planned area has a dynamic community and array of local shops, caf  s, and green spaces.

Built in 2009

### Essential Information

MLS�� #	A2195033
Price	\$409,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	940
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	515, 3410 20 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3Z2

### Amenities

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

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Breakfast Bar, Elevator, High Ceilings, Quartz Counters
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove
Heating	Natural Gas, Hot Water
Cooling	None
# of Stories	6

## Exterior

Exterior Features	Storage
Roof	Tar/Gravel
Construction	Concrete, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	February 15th, 2025
Days on Market	104
Zoning	MU-2

## Listing Details

Listing Office          Century 21 Bamber Realty LTD.

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