

# \$409,900 - 609, 3410 20 Street Sw, Calgary

MLS® #A2219964

**\$409,900**

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          | \$409,900         |
| 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 | 12             |
| 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.