\$419,900 - 515, 3410 20 Street Sw, Calgary

MLS® #A2195033

\$419,900

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 Ft2 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 dA©cor, 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, cafés, and green spaces.

Built in 2009

Essential Information

MLS® # A2195033

Price \$419,900

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 Elevator(s), Visitor Parking, Bicycle Storage, Parking, Secured Parking,

Storage, Trash

Parking Spaces 1

Parking Parkade, Underground

Interior

Interior Features High Ceilings, Open Floorplan, Breakfast Bar, Closet Organizers,

Elevator, Vinyl Windows, No Animal Home, No Smoking Home, Quartz

Counters

Appliances Dishwasher, Refrigerator, Washer/Dryer, Electric Stove, Window

Coverings

Heating Hot Water, Natural Gas

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 79

Zoning MU-2

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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.