



## 3410 20 Street Calgary Alberta

\$399,900

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! (id:6769)

Living room/Dining room 16.75 Ft x 15.08 Ft

Kitchen 10.33 Ft x 9.92 Ft

Primary Bedroom 15.33 Ft x 12.83 Ft

Bedroom 12.17 Ft x 10.92 Ft

3pc Bathroom 7.83 Ft x 4.92 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Laundry room 7.25 Ft x 6.25 Ft

Foyer 7.58 Ft x 5.67 Ft

Other 11.50 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

**RE/MAX**  
RE/MAX REAL ESTATE  
(CENTRAL)

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net