



**313, 3410 20 Street SW
Calgary, Alberta**

MLS # A2322635



\$375,000

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|------------------|---|---------------|-------------------|
| Division: | South Calgary | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 949 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Irregular Lot, Street Lighting | | |

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|--------------------|---|-------------------|--------------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 695 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete, Stucco | Zoning: | MU-2 f3.0h23 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: None

Welcome to elevated urban living in the heart of Marda Loop, where style, walkability, and everyday ease come together beautifully. This sophisticated 2 bedroom, 2 bathroom unit offers over 900 sq. ft. of bright, open-concept living space, thoughtfully designed for both comfort and connection. The spacious living and dining area is framed by oversized south-facing windows, filling the open concept layout with natural light and drawing your eye toward the vibrant streetscape beyond. The contemporary kitchen brings a polished feel with rich dark cabinetry, granite countertops, stainless steel appliances, a generous eating bar, and excellent storage, creating a space that feels both functional and refined. Step outside to the private balcony and enjoy a front-row seat to one of Calgary's most beloved inner-city communities - perfect for morning coffee, evening wine, or simply taking in the energy of the neighbourhood. Complete with in-suite laundry, titled underground parking, and an assigned storage unit, this home offers the lock-and-leave convenience buyers love without sacrificing space or lifestyle. After years of anticipation, Marda Loop has recently completed its extensive multi-year revitalization, transforming the area into one of Calgary's premier walkable urban villages. Wider sidewalks, enhanced streetscapes, improved pedestrian connectivity, upgraded infrastructure, and a vibrant mix of local businesses have created a community designed around convenience and lifestyle. The result is a neighbourhood where nearly everything you need is within walking distance. Walk out your front door and grab dinner at DOPO or Penny Crown, meet friends for drinks at Marda Loop Brewing or Avitus Wine Bar, pick up coffee and a pastry from WOW Bakery or one of the neighbourhood cafes, or satisfy your sweet tooth with a stop at Tat's Treats or Village Ice

Cream. Dozens of other local favourites are all within a few blocks. Safeway, Shoppers Drug Mart, boutique shopping, professional services, and everyday essentials are just down the street. Whether you're heading to a yoga class, meeting friends for brunch, walking the dog through nearby parks, cycling downtown, or enjoying an evening out, you'll appreciate how rarely you need to get behind the wheel. This is the kind of location where your car becomes optional rather than essential. With quick access to River Park, Sandy Beach, the Elbow River pathway system, downtown Calgary, 17th Avenue, Mount Royal University, and some of the city's best dining and entertainment districts, Marda Loop continues to be one of Calgary's most vibrant and connected communities. Join this exceptional lifestyle in a location that truly delivers.