

612, 3410 20 Street SW
Calgary, Alberta

MLS # A2125754



\$475,000

Division:	South Calgary		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	961 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	MU-2 f3.0h23
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exquisite top-floor sanctuary boasting two bedrooms, two bathrooms, and the addition of two titled underground parking stalls. Perfectly suited for a discerning couple, a dynamic professional seeking to immerse themselves in a bustling community, or empty nesters. This property offers unparalleled convenience. Indulge in the array of local delights mere steps from your door, including charming cafes, artisanal markets, and trendy boutiques. Sunlight floods through the abundant windows, casting a radiant glow throughout the condo, while the open-concept living and dining area offers sweeping views of the city skyline. The kitchen is a dream, adorned with sleek granite counters, a breakfast bar, contemporary tiles, and a spacious pantry equipped to house a stackable washer/dryer. The balcony serves as a great space for alfresco drinks on a summer day. The primary has, an ensuite bath, and a generous walk-in closet, while the second bedroom provides versatility as a guest suite, home office, or tranquil retreat. With its top-floor setting showcasing the the beautiful city views, neutral palette, new hardwood floors and carpet, this residence exudes timeless appeal. Savour a morning coffee at the renowned Phil and Sebastian’s, pick up fresh organic produce at Blush Lane, or treat yourself to a luxurious spa day at Distilled Beauty Bar. This unparalleled location truly offers the best of urban living at your fingertips!