# \$399,000 - 3606 20 Street Sw, Calgary

MLS® #A2239078

### \$399,000

3 Bedroom, 2.00 Bathroom, 1,185 sqft Residential on 0.00 Acres

Altadore, Calgary, Alberta

When a home like this hits the market in a high-demand community like Marda Loop and it's priced to move... smart buyers don't wait around.

Welcome to 3606 20th Street SW, right in the heart of Altadore, one of Calgary's most sought-after communities. Tree-lined streets, coffee shops around the corner, and that Marda Loop energy? It's all right here.

This home isn't trying to be something it's not - it's not a mansion. But what it is… is smart, and priced below market value. That means more home... for less money.

Inside, you've got nearly 1,200 square feet of warm hardwood flooring on every level. A cozy gas fireplace anchors the living space, and that massive front window? It floods this home with natural light.

Your kitchen is functional and social with stainless steel appliances, a U-shaped layout for serious cooking flow, and a breakfast bar perfect for morning coffees or late-night chats.

Dinner parties? There's a defined dining area and sliding door to your rear patio, flower boxes, privacy lattice, pergola. You'II actually use your outdoor space here.

Upstairs, three bedrooms, perfect for a couple, young family, or that work-from-home lifestyle.







The hardwood continues, and the bathroom? Tiled surround, vessel sink, and room to add your own flair.

And yes, there's actual storage. Dedicated laundry room, built-ins, and an attached garage with shelving, overhead opener, and plenty of room for your gear.

So here's the bottom line. You're getting a move-in ready townhouse in one of Calgary's best inner-city locations, with curb appeal and function, … all priced below market.

Marda Loop homes like this? They get snapped up. Fast. So, if you've been waiting for the right one... this might just be it.

Built in 1990

#### **Essential Information**

MLS® # A2239078 Price \$399,000

Bedrooms 3 Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,185 Acres 0.00

Year Built 1990

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 3606 20 Street Sw

Subdivision Altadore City Calgary County Calgary
Province Alberta
Postal Code T2T5X9

#### **Amenities**

Amenities Dog Park

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Walk-In

Closet(s)

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

Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Decorative, Gas, Living Room, Mantle

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Landscaped, Lawn, Level, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 11th, 2025

Days on Market 1

Zoning M-C1

## **Listing Details**

Listing Office Real Broker

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