

3606 20 Street SW Calgary, AB T2T5X9**Residential****Active****A2239078****PD:****DOM:** 0**LP:** \$399,000.00**CDOM:** 0**OP:** \$399,000.00**Banner:** **Affordable Inner-City Living in Marda Loop - Priced to Move!****Class:** Row/Townhouse**County:** Calgary**Type:** Other**Levels:** Two**Year Built:** 1990**LINC#:** [0017040247](#)**Arch Style:** 2 Storey**Possession:** Negotiable**Lot Dim:****Front Length:****Legal Desc:** 9110337;3**Legal Pln:** 9110337 **Blk:****City:** Calgary**Subdivision:** Altadore**Ttl Beds:** 3**F/H Bth:** 1/1**RMS SQFT:** 1,185.00**LP/SF:** \$336.71**Suite:** No**Lot Size:** SF| SM**Lot Depth:** M '**Lot:** **Condo:** Yes**Zoning:** M-C1**Title to Lnd:** Fee Simple**Disclosures:** No Disclosure**Restrict:** None Known**Tax Amt/Yr:** \$3,034.00/2025**Loc Imp Amt:****Front Exp:** WRecent Change:**07/11/2025 : NEW**

Public Remarks: 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'll 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.

Directions:**Rooms & Measurements**

	1P	2P	3P	4P	5P	6P							
Baths:	0	1	0	1	0	0	Bed Abv: 3	Main: 57.13	Mtr2	615.00	SqFt		
EnSt Bth:	0	0	0	0	0	0	Rms Abv: 8	Upper: 52.95	Mtr2	570.00	SqFt		
								Blw Grade: 11.61	Mtr2	125.00	SqFt		
Garage Dims (L x W):						12'0" x 17'1"		Total AG: 110.09	Mtr2	1,185.00	SqFt		

Property Information

Basement:	Finished, Full	Laundry Ft:	In Basement
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Vinyl Siding, Wood Frame	Fireplaces:	1/Decorative, Gas, Living Room, Mantle
Foundation:	Poured Concrete	Flooring:	Hardwood, Tile
Exterior Feat:	Other	Fencing:	None
Roof Type:	Asphalt Shingle	Balcony:	Balcony(s), Deck
Reports:	RMS Supplements		
Parking:	Single Garage Attached Total: 1		
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths		
Lot Features:	Landscaped, Lawn, Level, Treed		
Goods Include:	N/A		
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings		
Other Equip:	None		
Goods Exclude:	n/A		

Condo Information


Condo Name:	Altador Mews	Condo Fee:	\$654.68/Monthly
Condo Type:	Conventional Condo	HOA:	
Mgmt Co/Ph:	Karen King & associates/4036146873	Floor #:	1
Prk Plan Type:	None	# Elevators:	
Legal Desc:	9110337/9110337	Total Floors:	
Legal Park:		Common Walls:	2+ Common Walls
Legal Stor:		Unit Exposure:	W
# of Units:		Unit Factor:	1250.0
Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water	Prk Unit Factor:	
Assoc Amen:	Dog Park		
Pets Allowed:	Yes		

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	6'1" x 8'3"	Kitchen	Main	9'0" x 9'4"
Dining Room	Main	9'10" x 11'9"	Living Room	Main	15'5" x 12'10"

Other	Main	19`10" x 10`11"	6.04M x 3.33M	Laundry	BSMT	6`10" x 10`1"	2.08M x 3.07M
Bedroom - Primary	Upper	11`3" x 15`2"	3.43M x 4.62M	Bedroom	Upper	10`2" x 11`6"	3.10M x 3.51M
Bedroom	Upper	8`3" x 11`9"	2.51M x 3.58M	2pc Bathroom	Main	5`7" x 4`1"	1.70M x 1.24M
4pc Bathroom	Upper	9`3" x 4`10"	2.82M x 1.47M				

Agent & Office Information

List Agent:	Mike Abou Daher  team@mikeaboudaher.com	Phone:	403-809-9386
List Firm:	Real Broker	Phone:	855-623-6900
Firm Address:	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7	Firm Fax:	
Appt:	ShowingTime	List Date:	07/11/2025
Showing Contact:	Mike Abou Daher 403-809-9386	Expiry Dt:	11/10/2025
Comm:	3.5% on the first 100k, 1.5% on the balance	With Dt:	
LB Type/Info:	SentriLock/Front	Dower Rt:	
Owner Name:	Cano	SRR:	No
Occupancy:	Owner		
Member Rmks:	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com.		
	Printed Date: 07/11/2025 10:45:59 AM		

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).