

# \$409,900 - 319, 323 20 Avenue Sw, Calgary

MLS® #A2209559

**\$409,900**

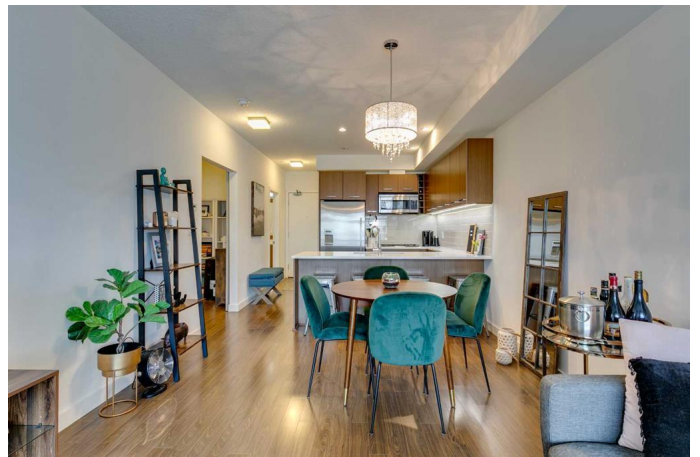
2 Bedroom, 2.00 Bathroom, 701 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to a stunning residence in the heart of Mission, located within the beautiful Tribeca, a LEED Certified Green Building. This meticulously maintained 2-bedroom, 2-bathroom unit comes complete with a titled parking stall and an assigned secure storage locker. The property features high-end finishes throughout, offering both luxury and sustainability.

Key highlights of this unit include 9-foot ceilings and expansive floor-to-ceiling windows that flood the space with natural light. The kitchen is equipped with premium Fisher Paykel stainless steel appliances, including a dual-drawer dishwasher, refrigerator, Bosch gas cooktop, and a built-in oven with a microwave hood fan vented externally. Additional touches include Kohler faucets, undermount sinks, and elegant quartz countertops. The main living areas are enhanced with rich hardwood flooring. The open-concept design flows seamlessly from the kitchen and breakfast bar into the dining and living spaces, leading to a generously sized balcony with a natural gas BBQ hookup. The spacious primary bedroom features a walk-through closet and a large ensuite bathroom with tiled flooring and upgraded fixtures. The second bedroom, which includes a fire suppression system, is ideal as a bedroom or home office. The second 4-piece bathroom is thoughtfully designed, offering ample space for guests. This unit also offers secure, heated underground parking with



ample visitor stalls, a car wash bay, and the added benefit of a secure assigned storage locker. Tribeca boasts a walk score of 98, providing easy access to the amenities, Restaurants, Cafes, of 4th Ave and 17th Ave. Enjoy a healthy, active lifestyle with direct connections to the Elbow River pathway system, Lindsay Park, and MNP Centre. Stampede Park, the LRT, and Calgary's downtown core are all within walking distance, ensuring convenience and accessibility. Don't miss out on viewing this beautiful property.

Built in 2013

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2209559          |
| Price          | \$409,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 701               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 319, 323 20 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2T 1T1               |

### Amenities

|                |          |
|----------------|----------|
| Amenities      | Car Wash |
| Parking Spaces | 1        |

|              |                                             |
|--------------|---------------------------------------------|
| Parking      | Heated Garage, Parkade, Titled, Underground |
| # of Garages | 1                                           |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home                                                  |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Brick, Wood Frame     |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 12              |
| Zoning         | DC              |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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