

**103, 323 20 Avenue SW**  
**Calgary, Alberta**

**MLS # A2159285**



**\$349,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	595 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 387
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Recessed Lighting, Separate Entrance, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

**GROUND LEVEL | DOG-FRIENDLY | LARGE PRIVATE PATIO | PRIVATE ENTRANCE | STEPS TO SHOPPING, DINING & RIVER PATHWAYS** | Welcome to Tribeca in Mission, the perfect inner-city condo located in one of Calgary's most desirable neighborhoods. This ground-level unit offers the ultimate in convenience and comfort, featuring a large private patio, a separate entrance, and titled underground parking + storage locker. This stylish condo is designed for modern living and boasts Fisher & Paykel appliances, custom California Closets, loads of storage space and in-suite laundry with a brand new Samsung washer and dryer. The kitchen is a chef's delight, featuring a gas range, a brand-new Bosch dishwasher, quartz counters, and an oversized breakfast bar—and an ideal layout for entertaining family and friends. The spacious bedroom is flooded with natural light from oversized windows and includes a custom walkthrough California Closet, along with a luxurious 5-piece ensuite with Jack & Jill access to the main living area. Situated in the heart of Mission, this unit is just steps away from the vibrant 4th St. dining and entertainment district, a 10-minute walk to the downtown core, surrounded by endless river pathways, a short walk to the MNP Community & Sports Centre, steps to Safeway and easy access to public transit. Don't miss this incredible opportunity, please reach out today for a private showing.