

311, 323 20 Avenue SW
Calgary, Alberta

MLS # A2162916



\$395,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	705 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 449
Basement:	-	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

Welcome to TRIBECA, Calgary's premier LEED Platinum certified Green Building, situated in the vibrant Mission neighborhood. Located just a block from the bustling shops and cafes of 4th Street and a short stroll to the picturesque Elbow River, this residence epitomizes modern urban living with a focus on sustainability. With the recent Bank of Canada interest rate drop and affordable condo fees of \$450, now is an excellent opportunity to own your home and build equity, rather than paying your landlord's mortgage. The seller is offering the option to include furniture as part of the property sale. For a turnkey experience, the sale can encompass both the property and its furnishings. This residence features an open-concept layout, highlighted by a custom kitchen that boasts high-end stainless steel appliances, including a Bosch 4-burner gas cooktop, a Fisher & Paykel built-in oven, dual dishwashers, and a sleek refrigerator. The kitchen is elegantly finished with dark walnut cabinets and classic quartz countertops. The spacious dining area is perfect for meals, while the expansive living room opens to an oversized south-facing balcony, ideal for outdoor entertaining and soaking up the summer sun, complete with a quick connect gas line for convenience. The primary bedroom offers a tranquil retreat with a large walk-through his-and-her closet and a luxurious spa-like ensuite bathroom featuring porcelain tile and polished chrome fixtures. The second bedroom is versatile, making it perfect for use as a guest room or home office. Additional features of this remarkable home include 9-foot ceilings with wall-to-wall windows, ample in-suite storage, a laundry room, a heated underground titled parking stall, an assigned storage locker, and secured indoor bicycle storage. Experience the best of urban living with everything Calgary has to offer

right at your doorstep. Contact us today to schedule a private viewing and discover your new home in TRIBECA.