

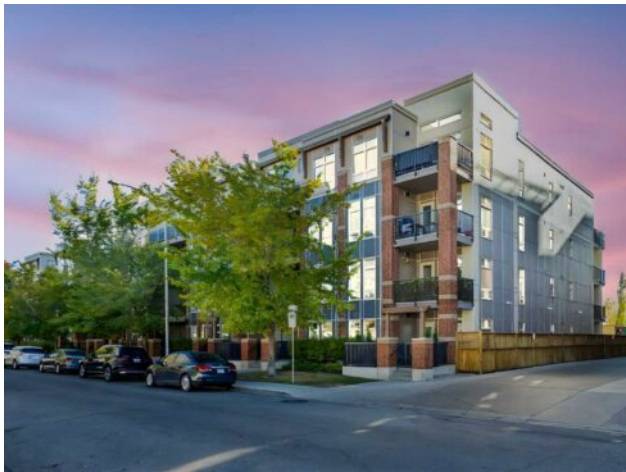


GRASSROOTS
REALTY GROUP

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314, 323 20 Avenue SW
Calgary, Alberta

MLS # A2264982



\$498,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	986 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 633
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		
Inclusions:	N/A		

This suite is a rare offering — featuring 3 bedrooms, 2 bathrooms, and a titled indoor parking stall — all nestled in vibrant Mission, one of Calgary's most walkable and desirable neighbourhoods. The open-concept layout flows beautifully, with a bright 24's-long living area separating the primary suite (complete with a walk-through closet and sleek modern ensuite) from the two additional bedrooms. The kitchen impresses with espresso cabinetry, luminous white quartz counters, stainless steel appliances, gas cooktop, and modern under-cabinet lighting. Wide-plank flooring, 9's ceilings, and a sunny southwest-facing balcony with gas hookup elevate the living experience. Tribeca offers exceptional comfort and convenience with BuiltGreen Platinum technology, double party walls, secure bike storage, car wash, generous indoor visitor parking, and beautiful communal gardens. Pet friendly and perfectly located — walk nearly everywhere. The hip, urban location is second to none.