



GRASSROOTS
REALTY GROUP

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211, 323 20 Avenue SW
Calgary, Alberta

MLS # A2272726



\$424,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	697 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Garage Door Opener, Oversized, Parkade, Secured, Side By Side,		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 453
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Concrete, Metal Siding , Mixed	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, Kitchen Island, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

Located in one of the city's most walkable communities and just steps from Lindsay Park, this south-facing two-bedroom home is ideal for anyone looking to enjoy the unmatched amenities of Mission. With nine-foot ceilings and an award-winning layout, the living space flows seamlessly to a large, covered balcony. The U-shaped kitchen features quartz countertops, under-cabinet lighting, Fisher & Paykel stainless steel refrigerator, double-drawer dishwasher, built-in convection oven, Frigidaire microwave hood fan, garburator, and a four-burner Bosch gas cooktop. Near the front entry, you'll find the Samsung washer/dryer and oversized entry closet offering ample room for seasonal storage. The four-piece bathroom includes quartz counters and a deep soaker tub with full tile surround. The second bedroom/office has a sleek sliding door and is positioned away from the primary bedroom and near the main bath. The primary accommodates a king-sized bed and includes custom blackout curtains and a generous walk-through closet. The three-piece ensuite features a full-height wall-mirror, quartz counters, exceptional vanity storage, and a linen closet. The 97 sq. ft. south-facing balcony with gas line hookup looks out at a tree line and over the secured community garden. This home includes *two titled, oversized, side-by-side parking stalls* located directly beside the parkade entrance and enclosed by concrete on both sides, with an assigned storage locker nearby. The building offers a car wash bay, secure bike storage, and plenty of underground visitor parking. Mission is tough to beat. If you value the ability to walk to a grocery store, boutique shops, arts & entertainment, the Elbow River pathways, and some of the best restaurants in the city - this could be the place for you.

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