



**GRASSROOTS**  
REALTY GROUP

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101, 313 20 Avenue SW  
Calgary, Alberta

MLS # A2277540



**\$290,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	855 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 888
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this beautifully renovated 3 bedroom condo, downtown in one of the most amazing communities in all of Calgary! MISSION!! This unit is located near vibrant 4 St SW and has everything from river walks to shopping sprees right outside your front door. With this unit having 3 bedrooms, it can double as both, an investment or great condo living for a family. The current owners are also happy negotiate on furnishings. Come fall in love with a location that will never get old!