



**111, 323 20 Avenue SW  
Calgary, Alberta**

**MLS # A2294815**



**\$389,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	701 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 449
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Composite Siding, Metal Siding , Mixed, Wood F	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Open Floorplan		

**Inclusions:** n/a

Courtyard Oasis! One of the standout features of this home is its rare ground-level location, offering a spacious private patio that feels like your own backyard. The fully fenced courtyard, complete with raised garden beds, opens directly onto a beautifully landscaped and secured green space. With two private gated access points, coming and going is effortless - ideal for pet owners, entertaining, or simply enjoying seamless indoor-outdoor living in a setting that feels far removed from condo life. The patio also includes a natural gas BBQ. Inside, ceilings and a well-designed open layout create a bright and spacious feel. The U-shaped kitchen is finished with quartz countertops, LED accent lighting, and a full suite of appliances including a four-burner gas cooktop, built-in oven, microwave hood fan, two-drawer dishwasher, and garburator. Quartz countertops continue throughout the bathrooms, complemented by motion-sensor LED lighting and modern finishes. The primary bedroom comfortably accommodates a king-size bed and features a walk-through closet leading to a well-appointed ensuite with space-saving pocket doors and excellent storage. A second bedroom, thoughtfully positioned away from the primary, is ideally suited as a den or home office, while still offering flexibility for bedroom use. In-suite laundry with washer and dryer completes the interior. Additional highlights include a heated underground parking stall with an assigned storage unit, secure bike storage, a car wash bay, and free underground visitor parking. The building is pet-friendly and exceptionally well suited for dog owners. Mission is tough to beat. Located in one of Calgary's most walkable and vibrant inner-city communities, this ground-level, south-facing Mission condo offers an exceptional combination of modern design, thoughtful layout, and an unbeatable lifestyle. Just steps

from the Elbow River pathways, MNP Sport Centre, restaurants, caf&eacute;s, fitness studios, and everyday amenities, this home truly puts the best of Mission at your doorstep. Whether you value walking to grocery stores, natural food markets, boutique shops, tennis courts, the public library, or some of the city&rsquo;s best dining and entertainment, this location delivers true inner-city convenience. Modern comfort, rare outdoor space, and an exceptional location!