



**113, 323 20 Avenue SW  
Calgary, Alberta**

**MLS # A2193918**



**\$415,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	812 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 531
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Nestled in the heart of Mission, this remarkable condo offers the perfect blend of modern living and urban convenience. This rare configuration is a true standout! Unlike any other unit, this property benefits from extra width in the living area, thanks to its unique positioning beside a stairwell & offering an additional 100 sqft of living space and privacy with no neighbours on one side of the unit. This residence has walk-up access and is in a gated and raised complex offering security and privacy. From the moment you walk-in, you will be captivated by the 'ceilings and opulent finishes, both modern and timeless. The kitchen is exquisite and showcases a top-tier appliance package by Fisher & Paykel including a five-burner gas range, built-in convection wall oven, convection microwave oven, dual drawer dishwasher and refrigerator. The kitchen is framed with extended cabinetry, refined tile, quartz countertops, under cabinet lighting and a peninsula island with sitting room for four. This residence offers a plethora of storage throughout, so much so that the current owners have converted the formal entryway closet into a full-sized pantry. The dining room seamlessly bridges the kitchen and family room together, making entertaining effortless. The extraordinary family room is the crown-jewel of this layout, and the additional space can be used as an office, library, area for your plants or furry friends! Your south facing patio faces a private courtyard and is one of the largest in the complex. This oasis has a natural gas line and multiple sitting areas, so you can enjoy the low maintenance lifestyle of a condo without compromising on the outdoor space. Back inside, you will love your primary bedroom as it is adorned with gorgeous floor-to-ceiling windows. This haven has a walk-through closet with built-in cabinetry leading you into your 3-piece spa. The ensuite has

LED motion lighting, an expansive vanity and a spa like walk-in shower with glass and tile details. This versatile layout offers an additional den that is spacious and offers privacy with a sliding glass door, presently used as an office or it could transform into a guest room. Your guests can have privacy with their own four-piece bath. This property features a heated underground parking stall, under the stairs storage (exclusive to this unit), a walk-in laundry room, as well as an additional storage cage, perfect for you to stay a while! The Tribeca complex has low condo fees, a car wash, bike storage, heated visitor parking and a community garden. Tribeca has a walk score of 98 with easy access to the amenities of 4th Ave & 17th Ave. Enjoy a healthier lifestyle with the paths connecting to the Elbow River pathway system as well as access to Lindsay Park and MNP Center. Stampede Park, LRT and DT Core are all within walking distance! This two bedroom residence leaves nothing to be desired!