



**308, 323 20 Avenue SW
Calgary, Alberta**

MLS # A2200521



\$409,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	704 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 449
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Stone Counters		

Inclusions: N/A

Contemporary 2-BED, 2-BATH MISSION Condo w/ PRIVATE BALCONY & FLOOR-TO-CEILING Windows! Welcome to The Tribeca, a concrete LEED-certified building in the trendy Mission neighborhood. This 700 sq ft unit is just steps from the Elbow River, Lindsay Park (perfect for dogs!), and top 4th Street spots like Seed N Salt, Colledge Bar, Shokunin, Anejo, and more! Featuring 9-ft ceilings, central air, and an upgraded kitchen, this bright, modern condo boasts floor-to-ceiling windows and laminate flooring throughout. The kitchen includes flat-panel cabinetry, quartz counters, a dual stainless-steel sink w/ garburator, tile backsplash, bar seating, and high-end Bosch & Fisher & Paykel appliances: a 4-burner gas cooktop, built-in oven, fridge, microwave/hood fan, and dual-drawer dishwasher—ideal for condo living! The nearly 100 sq ft south-facing balcony off the living room is perfect for BBQs and soaking up the afternoon sun. The primary bedroom features a walk-in closet and a sleek 3-pc ensuite with quartz counters, a floating vanity w/ under-cabinet motion sensor lighting, upgraded cabinets, and a fully tiled standup shower. The second bedroom/den is ideal for guests, roommates, or a home office with a sliding door for privacy. The main 4-pc bath features a tub/shower combo, floating vanity w/ motion sensor lighting, quartz counters, and an undermount sink. A Samsung stackable washer/dryer is neatly tucked into the in-suite laundry closet. This unit comes with one titled underground parking stall and an assigned storage locker in the heated parkade. The Tribeca is a well-managed building with low condo fees, a secure bike room, car wash bay, visitor parking, and even garden plots available by request! Just 3 blocks to 17th Ave and within walking distance to OEB Breakfast Co, Mercato, Lulu Bar, fitness studios, and more. Plus,

MNP Sports Centre is just a block away for endless recreation options. Book your showing today!