



GRASSROOTS
REALTY GROUP

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319, 323 20 Avenue SW
Calgary, Alberta

MLS # A2209559



\$409,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 449
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home		

Inclusions: Shelving, Desk, Bar Stools

Welcome to a stunning residence in the heart of Mission, located within the beautiful Tribeca, a LEED Certified Green Building. This meticulously maintained 2-bedroom, 2-bathroom unit comes complete with a titled parking stall and an assigned secure storage locker. The property features high-end finishes throughout, offering both luxury and sustainability. Key highlights of this unit include 9-foot ceilings and expansive floor-to-ceiling windows that flood the space with natural light. The kitchen is equipped with premium Fisher Paykel stainless steel appliances, including a dual-drawer dishwasher, refrigerator, Bosch gas cooktop, and a built-in oven with a microwave hood fan vented externally. Additional touches include Kohler faucets, undermount sinks, and elegant quartz countertops. The main living areas are enhanced with rich hardwood flooring. The open-concept design flows seamlessly from the kitchen and breakfast bar into the dining and living spaces, leading to a generously sized balcony with a natural gas BBQ hookup. The spacious primary bedroom features a walk-through closet and a large ensuite bathroom with tiled flooring and upgraded fixtures. The second bedroom, which includes a fire suppression system, is ideal as a bedroom or home office. The second 4-piece bathroom is thoughtfully designed, offering ample space for guests. This unit also offers secure, heated underground parking with ample visitor stalls, a car wash bay, and the added benefit of a secure assigned storage locker. Tribeca boasts a walk score of 98, providing easy access to the amenities, Restaurants, Cafes, of 4th Ave and 17th Ave. Enjoy a healthy, active lifestyle with direct connections to the Elbow River pathway system, Lindsay Park, and MNP Centre. Stampede Park, the LRT, and Calgary's downtown core are all within walking distance, ensuring convenience and accessibility.

Don't miss out on viewing this beautiful property.