

**220, 323 20 Avenue SW**  
**Calgary, Alberta**

**MLS # A2307649**



**\$295,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	491 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Metal Siding , Mixed	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Elevator, Open Floorplan, Stone Counters		

**Inclusions:** N/A

Live in the heart of Mission, one of Calgary's most walkable and vibrant neighbourhoods. This modern one bedroom at Tribeca offers the perfect blend of style, functionality, and urban lifestyle. Featuring a sleek kitchen with premium Fisher, Paykel and Bosch appliances, quartz countertops, gas cooktop, and ample STORAGE. The smart layout includes a versatile bedroom space with sliding panels for added privacy, a contemporary 4 piece bathroom, and IN SUITE LAUNDRY. Enjoy a north facing patio with gas BBQ hookup, titled UNDERGROUND PARKING, and assigned STORAGE. Building amenities include visitor parking, bike storage, community gardens, and a car wash bay. Perfect for first time buyers, professionals, or investors looking for a PRIME INNER CITY opportunity