

102, 323 20 Avenue SW
Calgary, Alberta

MLS # A2310968



\$310,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	593 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 387
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Brick, Composite Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	Window Coverings (Blinds)		

Welcome to Tribeca in Mission. One of Calgary's most vibrant and walkable inner-city neighbourhoods. This great one-bedroom condo offers a rare private entrance and a spacious patio, perfect for enjoying the urban lifestyle with a little extra privacy and outdoor space. The stylish kitchen is beautifully finished with quartz countertops, a tile backsplash, eat-up island, Fisher & Paykel fridge, oven and microwave, a Bosch dishwasher, and a 30" Bosch gas cooktop. The open concept layout is functional and well-designed. The dining room and living room flow flawlessly to the large patio area. A spacious bedroom has a walk-through closet with built-ins and a 4-piece ensuite with quartz counters, large soaker tub & 10mm glass surround shower. Additional features include a stacked washer & dryer (2021), front entry storage/closet, custom blinds, and a north-facing patio with direct entry and a natural gas BBQ hookup. This unit also comes with one titled underground parking stall (#174) and an assigned storage locker (#35 P2-203) located on the second level of the heated parkade. Residents of Tribeca enjoy excellent amenities, including underground visitor parking, secure bike storage, plus a convenient car wash bay. Situated on a beautiful tree-lined street, this home is within walking distance to amazing restaurants, the c-train and the core.