

**117, 323 20 Avenue SW**  
**Calgary, Alberta**

**MLS # A2317863**



**\$409,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	704 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 449
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Tribeca in Mission—where luxury finishes meet an unmatched urban lifestyle. Developed by the renowned Bucci Developments, this immaculate, main-floor, two-bedroom, two-bathroom home is a rare find in one of Calgary’s most vibrant and walkable communities. Boasting airy 9-foot ceilings and an award-winning open layout, the home centers around a gourmet U-shaped kitchen. Culinary enthusiasts will appreciate the premium quartz countertops, under-cabinet lighting, and a high-end appliance package featuring a Fisher & Paykel stainless steel refrigerator, a new dishwasher and built-in convection oven, and a Bosch four-burner gas cooktop. The living space features new luxury vinyl plank flooring and flows seamlessly out to an expansive, 15x10-foot private balcony overlooking a beautiful tree-lined street, complete with a gas line hookup and convenient, direct street-level access—ideal for pet owners and an active lifestyle. The primary suite easily accommodates a king-sized bed and boasts a generous walk-through closet leading into a gorgeous ensuite. The versatile second bedroom is a masterclass in space-saving design, featuring a brilliant built-in Murphy bed that seamlessly transitions into a sleek desk/workstation. Practical amenities include a large entry closet, an in-suite LG front-loading washer and dryer, a titled underground parking stall, and an assigned storage locker. Enjoy premium building perks like a car wash bay, secure bike storage, and ample underground visitor parking. Located just steps from Lindsay Park, the Elbow River pathways, and the top-tier dining and shopping of 4th Street, this property defines sophisticated inner-city living.