

218, 323 20 Avenue SW
Calgary, Alberta

MLS # A2349390



\$399,999

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	689 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 453
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: N/A

Welcome to urban living in the heart of Mission with TWO TITLED PARKING SPOTS! This beautifully updated condo offers the perfect combination of modern comfort, exceptional building amenities, and an unbeatable inner-city location. Just steps from the shops, restaurants, cafés and nightlife of 4th Street and 17th Avenue, this is an opportunity to enjoy one of Calgary's most vibrant and walkable communities. Inside, the unit has been thoughtfully refreshed with upgraded luxury vinyl plank flooring and carpet, along with a full repaint completed in late 2021. A brand-new LG WashTower was installed in August 2025 and includes a transferable 5-year warranty, while a new garburator was added in July 2026. Step outside onto your private patio overlooking 20 Avenue SW, where mature trees provide a pleasant streetscape and added privacy. A natural gas line makes summer BBQs easy. One of the standout features of this property is the rare inclusion of two titled parking stalls, along with an assigned storage locker — an exceptional bonus for inner-city living. Completed in 2014 with LEED certification, the building has been well managed and offers an impressive selection of conveniences. Residents enjoy two elevators, secure bike storage, indoor garbage, recycling and organics collection, eight complimentary visitor parking stalls, and a resident car wash bay in the P2 parkade. The building's security system was upgraded in 2025 with additional cameras, including monitored front entrance and parkade access. The building is also pet friendly and features a shared outdoor garden where owners can plant vegetables or flowers each spring. Condo fees include gas/heat and water, leaving electricity as the primary utility paid separately by the owner. With two titled parking stalls, updated finishes, in-suite laundry, storage, excellent building amenities and

everything Mission has to offer just outside your door, this property delivers a combination of location, convenience and value that is hard to find in Calgary's inner city.