

\$505,000 - 307, 323 20 Avenue Sw, Calgary

MLS® #A2111762

\$505,000

2 Bedroom, 2.00 Bathroom, 948 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

WELCOME to this 947.66 sq ft APARTMENT that has 2 TITLED PARKING STALLS (SIDE BY SIDE) in a SECURED, + HEATED UNDERGROUND PARKADE (RYTEC COMMERCIAL STEEL DOOR for EXTRA SECURITY) w/STORAGE CAGE, + a 9' x 8' BALCONY in the DESIRED Community of MISSION!!! This HOME has 2 BEDROOMS, 1 DEN, 2 FULL BATHROOMS, 2 TITLED PARKING STALLS, 1 STORAGE CAGE = AWESOME VALUE!!! SITUATED CLOSE to DOWNTOWN, this TREE-LINED street is QUAIN, + watching the SEASONS change is SPECTACULAR. Upon entering the FOYER, you will see that it is INVITING, the 9' CEILINGS, + OPEN CONCEPT LIVING SPACE connects the Main Living Areas for AMPLE SPACE to have Guests over, all in NEUTRAL COLOUR TONES that makes this HOME a RELAXING ATMOSPHERE to live in. The 4 pc BATHROOM incl/QUARTZ VANITY is off that, + opposite is the IMMACULATE KITCHEN w/SS APPLIANCES incl/BOSCH 800+ SERIES DISHWASHER (1 yr old), MODERN CABINETRY, TILED BACKSPLASH, QUARTZ COUNTER TOPS incl/BREAKFAST BAR. The 14' x 10' DINING AREA is PERFECT for COZY CONVERSATIONS around the Table w/FAMILY, + FRIENDS. The 9' x 5' LAUNDRY ROOM has Shelving, + FUNCTIONALITY to store items. There is a DEN/OFFICE which is GREAT for those who would like to work from



home, a SPACIOUS 15' x 12' LIVING ROOM for kicking back after a long day or reading a book. It also creates a separation for the 2 bedrooms on opposite sides. There is a door (hidden SCREEN installed in door frame) leading out to the Balcony that has a GAS Line for CONVENIENT BBQ'S. The 2nd BEDROOM has BIG WINDOWS that allow NATURAL LIGHT in as well can be used for Guests staying over. The PRIMARY BEDROOM has a Ceiling Fan, LARGE WINDOWS for NATURAL LIGHT, an easy WALK-THROUGH CLOSET w/BUILT-IN CLOSET/DRAWERS, + a 3 pc EN-SUITE BATHROOM incl/UPGRADED WALK-IN SHOWER w/GLASS DOORS, + QUARTZ VANITY. MORE UPGRADES also incl/JOHN LOUIS CLOSET ORGANIZERS in Laundry/Den/2 Bedrooms. The TRIBECA Building has Front Door Access Ramp, Sprinklers/Wired Smoke Detectors, + Telus Fibre Optic connected, CAR WASH/SPRAY BAY, a BIKE STORAGE ROOM, Unit BBQ (Natural Gas), also 8-10 VISITOR PARKING Stalls (in the UNDERGROUND PARKADE), Recycling/Composting, + 30-40 OUTDOOR GARDEN PLOTS for SPRING planting (Limited assigned personal garden plot/Limited fenced grass area in back)!!! The Community of MISSION is INCLUSIVE, + a VIBRANT NEIGHBORHOOD which has HISTORIC ROOTS, MODERN ELEMENTS, + in the HEART of the BELTLINE ENTERTAINMENT District. The INFAMOUS 17TH Ave " 4th St is within WALKING DISTANCE which has RESTAURANTS, TRENDY SHOPS, ATTRACTIONS, + MORE AMENITIES. ACCESS to Downtown is a short WALK/BIKE or TRANSIT. There are PATHWAYS along the BOW RIVER that lead into CONNECTOR PATHWAY SYSTEM throughout Calgary. BOOK your Showing TODAY!!!

Built in 2014

Essential Information

MLS® #	A2111762
Price	\$505,000
Sold Price	\$515,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	307, 323 20 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2G5

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Garage Faces Rear, Heated Garage, Insulated, Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped, See Remarks, Treed
Roof	Rolled/Hot Mop
Construction	Brick, Composite Siding, Wood Frame

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 26th, 2024
Days on Market	11
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.