

\$509,900 - 115, 323 20 Avenue Sw, Calgary

MLS® #A2116892

\$509,900

2 Bedroom, 2.00 Bathroom, 903 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to this exquisite main floor corner unit in the coveted TRIBECA building, situated in the heart of Mission, one of Calgary's most vibrant communities. This meticulously crafted 2-bedroom, plus den (complete with a convenient Murphy bed), 2-bathroom residence with 2 heated underground parking stalls offers a luxurious urban lifestyle like no other.

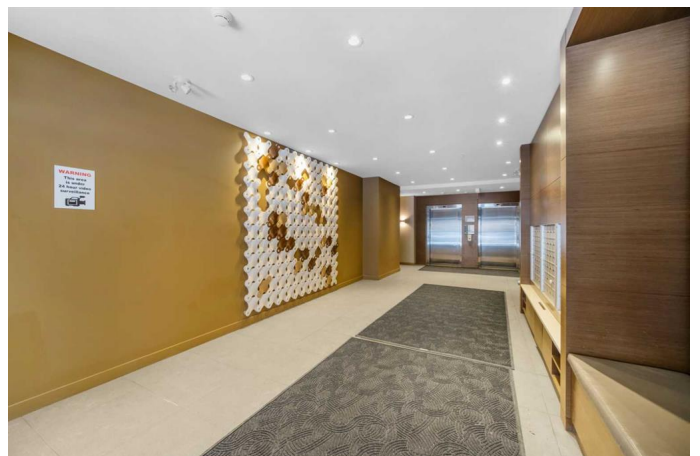
Upon entering, you'll be greeted by an abundance of natural light cascading through the many windows that only an end unit can provide. The spacious layout boasts 9-foot ceilings, enhancing the feeling of openness and airiness throughout.

The gourmet kitchen is a chef's dream, featuring high-end stainless-steel appliances, a gas stove, quartz countertops, and a stylish tile backsplash.

The primary suite is a serene retreat, offering a walkthrough closet and a lavish 3-piece ensuite adorned with a large walk-in glass shower and quartz countertops. The second bedroom, strategically positioned for privacy, provides access to another full bathroom with a deep soaker tub and quartz countertops. Versatility is key in this home, with a den that effortlessly transforms into a guest suite with the included Murphy bed.

Outdoor living is at its finest with a sprawling 17' x 11' patio, perfect for entertaining or enjoying quiet mornings with a cup of coffee.

For added convenience, a dedicated laundry



area and storage space are provided within the unit, supplemented by extra storage locker in a secure area in the parkade.

Parking is a breeze with two heated underground stalls, along with ample visitor parking and additional amenities such as a car wash and bike storage room.

The TRIBECA building offers peace of mind with its entry security, front entrance ramp, and state-of-the-art fire/smoke and sprinkler system, complemented by Telus Fibre Optic connectivity.

With its prime location, just steps away from the bustling 17th Ave and 4th Street, you'll find yourself immersed in a myriad of shopping, dining, and entertainment options. Plus, the proximity to downtown and the serene river pathways ensures the best of both worlds – urban convenience and natural beauty.

Don't miss out on this rare opportunity to own a piece of luxury living in the highly sought-after Mission District. Schedule your viewing today and experience the epitome of urban elegance!

Built in 2013

Essential Information

MLS® #	A2116892
Price	\$509,900
Sold Price	\$505,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	903
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	115, 323 20 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2G5

Amenities

Amenities	Bicycle Storage, Car Wash, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Secured, See Remarks, Underground

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Other
Construction	Wood Frame

Additional Information

Date Listed	March 22nd, 2024
Date Sold	March 29th, 2024
Days on Market	7
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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