

\$514,900 - 306, 323 20 Avenue Sw, Calgary

MLS® #A2126697

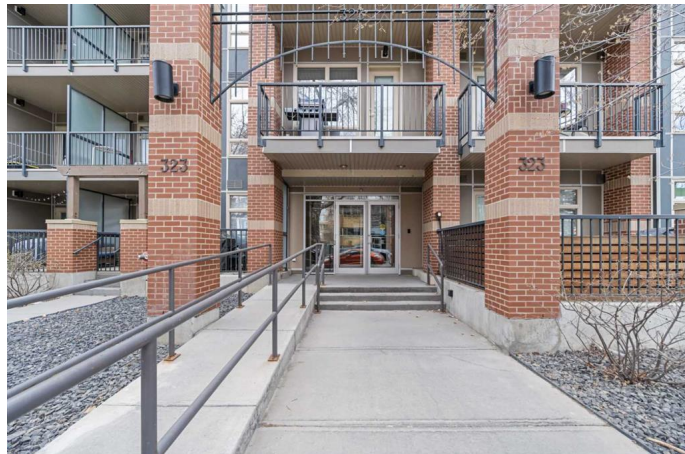
\$514,900

2 Bedroom, 2.00 Bathroom, 1,001 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Corner Unit – Largest Unit in Complex - 2 Bedroom – 2 Bath – Plus Den – Storage in Unit Plus in Parkade - 1001 SF - 2 Underground Heated Parking Stalls - Welcome to this exquisite apartment 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, 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. 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 cook top, built-in oven, 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 which is perfect for anyone working from home. Outdoor living is at its finest with a sprawling 11' x 10' balcony, 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® #	A2126697
Price	\$514,900
Sold Price	\$526,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	306, 323 20 Avenue Sw
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Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2G5

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Parking, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Secured, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, Storage
Construction	Wood Frame

Additional Information

Date Listed	April 26th, 2024
Date Sold	April 28th, 2024
Days on Market	2
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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