

\$395,000 - 311, 323 20 Avenue Sw, Calgary

MLS® #A2162916

\$395,000

2 Bedroom, 2.00 Bathroom, 705 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to TRIBECA, Calgary's premier LEED Platinum certified Green Building, situated in the vibrant Mission neighborhood. Located just a block from the bustling shops and cafes of 4th Street and a short stroll to the picturesque Elbow River, this residence epitomizes modern urban living with a focus on sustainability.

With the recent Bank of Canada interest rate drop and affordable condo fees of \$450, now is an excellent opportunity to own your home and build equity, rather than paying your landlord's mortgage. The seller is offering the option to include furniture as part of the property sale. For a turnkey experience, the sale can encompass both the property and its furnishings.

This residence features an open-concept layout, highlighted by a custom kitchen that boasts high-end stainless steel appliances, including a Bosch 4-burner gas cooktop, a Fisher & Paykel built-in oven, dual dishwashers, and a sleek refrigerator. The kitchen is elegantly finished with dark walnut cabinets and classic quartz countertops. The spacious dining area is perfect for meals, while the expansive living room opens to an oversized south-facing balcony, ideal for outdoor entertaining and soaking up the summer sun, complete with a quick connect gas line for convenience.



The primary bedroom offers a tranquil retreat with a large walk-through his-and-her closet and a luxurious spa-like ensuite bathroom featuring porcelain tile and polished chrome fixtures. The second bedroom is versatile, making it perfect for use as a guest room or home office.

Additional features of this remarkable home include 9-foot ceilings with wall-to-wall windows, ample in-suite storage, a laundry room, a heated underground titled parking stall, an assigned storage locker, and secured indoor bicycle storage.

Experience the best of urban living with everything Calgary has to offer right at your doorstep. Contact us today to schedule a private viewing and discover your new home in TRIBECA.

Built in 2014

Essential Information

MLS® #	A2162916
Price	\$395,000
Sold Price	\$391,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	705
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	311, 323 20 Avenue Sw
Subdivision	Mission

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0E6

Amenities

Amenities	Car Wash, Elevator(s), Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Built-In Oven, Dishwasher, Garburator, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Other
Roof	Membrane
Construction	Brick, Mixed, Vinyl Siding

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 27th, 2024
Days on Market	21
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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