

# \$311,000 - 421, 323 20 Avenue Sw, Calgary

MLS® #A2221807

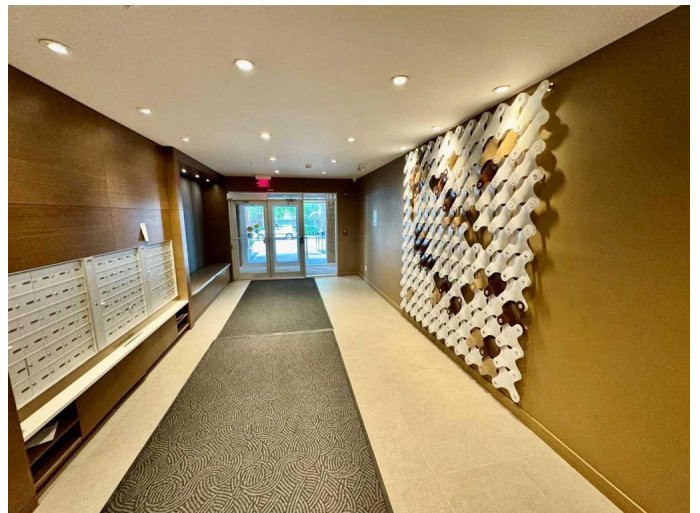
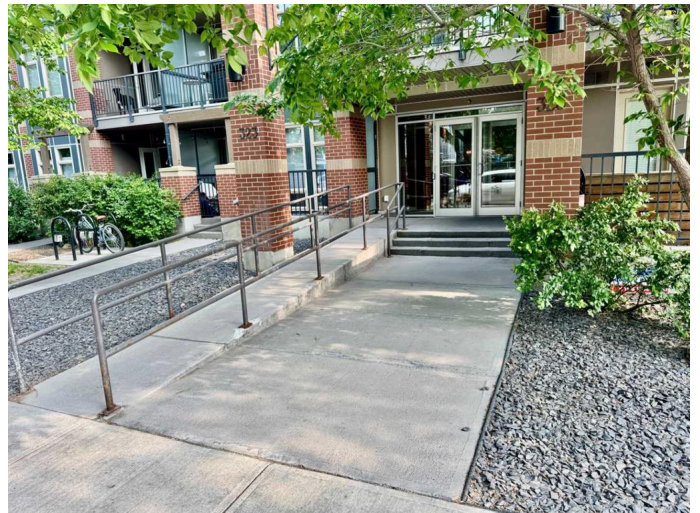
## \$311,000

1 Bedroom, 1.00 Bathroom, 511 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

OPEN HOUSE SATURDAY JUNE 7TH 3:00 PM TILL 5:00 PM. Located in the heart of Mission. You'll wake up in the morning to the sounds of birds chirping in the Heritage tree outside the north facing window which offers spectacular views. Whether sitting on my couch reading or relaxing, I always enjoy watching the big blue sky. You'll even get to take in the passing clouds because of the 14-foot ceilings. The unparalleled view of the Calgary Tower and the city lights at night. Watching the Stampede fireworks from my balcony in the summer is also a plus. You are within walking distance to 17th avenue stores, shops and restaurants alike. You'll get to savor the world renown Shokunin, Mercato, Yann's Patisserie and La Boulangerie Bakery and Cafe. You are also just minutes to all the essentials like: grocery store, drug store, wine store, dry cleaners, tailor, dentist and so much more. Inside this condo you'll be sure to enjoy the very practical In-suite laundry room, private bedroom, living room and very open kitchen for entertaining. There's a titled underground parking spot with private car wash and store locker. Being in the center of the city you are less than 10 minutes from everything. You are also walking distance to Stampede Park, local parks, MNP center and most importantly you can grab a floaty and enjoy the lazy elbow river during the summer months 5 blocks away. There's daytime and night life abound with the Lilac Festival, 4th Street Night Market and Feast on 4th. Come and start living your



best life at Tribeca. BOOK A SHOWING  
TODAY OR SEE YOU AT THE OPEN HOUSE  
SATURDAY.

Built in 2013

### Essential Information

MLS® #	A2221807
Price	\$311,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	511
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

### Community Information

Address	421, 323 20 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2G5

### Amenities

Amenities	Visitor Parking, Car Wash, Elevator(s), Parking, Secured Parking, Storage, Trash
Parking Spaces	1
Parking	Heated Garage, Guest, Owned, Parkade, Secured, Stall, Titled, Underground
# of Garages	1

### Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Elevator, Recessed Lighting,
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	Soaking Tub
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Electric Oven, Gas Cooktop, Washer/Dryer Stacked
Heating	Natural Gas, Baseboard
Cooling	None
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony, Storage
Lot Description	Back Lane, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Views, City Lot, Few Trees, Front Yard, Interior Lot, Treed
Roof	Flat Torch Membrane
Construction	Brick, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	4
Zoning	DC

## Listing Details

Listing Office	RE/MAX Realty Professionals
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