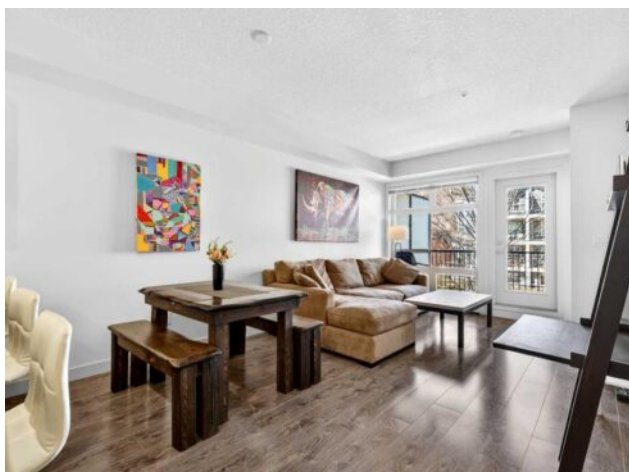


204, 323 20 Avenue SW
Calgary, Alberta

MLS # A2301287



\$359,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	596 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: -

Condo Fee: \$ 386

Basement: -

LLD: -

Exterior: Brick, Composite Siding, Wood Frame

Zoning: DC (pre 1P2007)

Foundation: -

Utilities: -

Features: Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)

Inclusions: N/A

****TRIBECA - IN THE HEART OF MISSION | 1 BED - 1 BATH | AMAZING FLOOR-PLAN | COVERED BALCONY | TITLED UNDERGROUND PARKING | IN SUITE LAUNDRY | INNER-CITY LIVING AT ITS FINEST | THE ONLY UNIT AVAILABLE IN THE BUILDING | ***ATTENTION PROFESSIONALS, FIRST-TIME BUYERS, INVESTORS, DOWNSIZERS & DISCERNING BUYERS***** A Rare Opportunity to Own in One of Calgary's Most Vibrant, Walkable and Sought-After Inner-City Communities — MISSION. The Tribeca by Bucci Developments represents the gold standard in inner-city condominium living — proudly certified Built Green Canada Platinum — a testament to quality, sustainability and thoughtful design. Upon entry, the open-concept layout immediately impresses. The spacious kitchen features modern soft close cabinetry, stunning quartz countertops, a breakfast bar, and top-of-the-line stainless steel appliances — flowing effortlessly into the living area which is filled with natural light. A garden door extends your living space outward to a lovely covered 76 sq ft balcony complete with a gas BBQ line and pleasant city views. The spacious primary bedroom offers a thoughtfully designed pocket door leading to an elegantly appointed four-piece bath, complete with a large quartz vanity, glass-enclosed shower, and deep soaker tub. This unit includes one titled underground parking stall, assigned storage locker, access to a heated parkade with car wash bay, secure bike storage, underground visitor parking, and beautifully maintained community gardens. Steps from 4th Street and 17th Avenue, and within easy walking distance to downtown Calgary's finest dining, boutiques, pathways and amenities. PET FRIENDLY BUILDING! Exceptional value & Location.