

# \$409,000 - 308, 323 20 Avenue Sw, Calgary

MLS® #A2200521

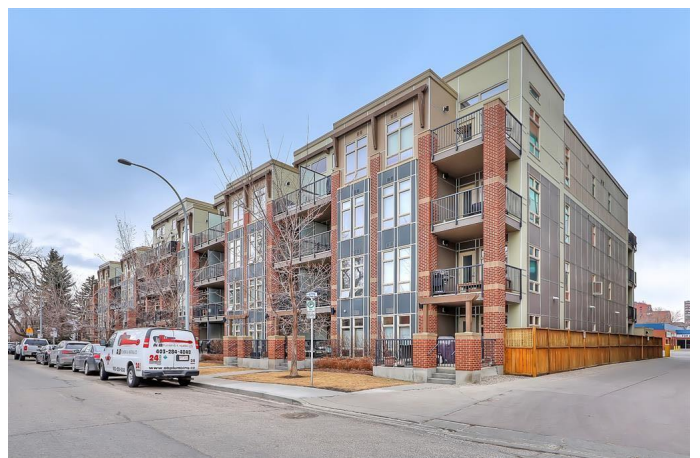
**\$409,000**

2 Bedroom, 2.00 Bathroom, 704 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Contemporary 2-BED, 2-BATH MISSION Condo w/ PRIVATE BALCONY & FLOOR-TO-CEILING Windows! Welcome to The Tribeca, a concrete LEED-certified building in the trendy Mission neighborhood. This 700 sq ft unit is just steps from the Elbow River, Lindsay Park (perfect for dogs!), and top 4th Street spots like Seed N Salt, College Bar, Shokunin, Anejo, and more! Featuring 9-ft ceilings, central air, and an upgraded kitchen, this bright, modern condo boasts floor-to-ceiling windows and laminate flooring throughout. The kitchen includes flat-panel cabinetry, quartz counters, a dual stainless-steel sink w/ garburator, tile backsplash, bar seating, and high-end Bosch & Fisher & Paykel appliances: a 4-burner gas cooktop, built-in oven, fridge, microwave/hood fan, and dual-drawer dishwasher—ideal for condo living! The nearly 100 sq ft south-facing balcony off the living room is perfect for BBQs and soaking up the afternoon sun. The primary bedroom features a walk-in closet and a sleek 3-pc ensuite with quartz counters, a floating vanity w/ under-cabinet motion sensor lighting, upgraded cabinets, and a fully tiled standup shower. The second bedroom/den is ideal for guests, roommates, or a home office with a sliding door for privacy. The main 4-pc bath features a tub/shower combo, floating vanity w/ motion sensor lighting, quartz counters, and an undermount sink. A Samsung stackable washer/dryer is neatly tucked into the in-suite laundry closet. This unit comes with one titled



underground parking stall and an assigned storage locker in the heated parkade. The Tribeca is a well-managed building with low condo fees, a secure bike room, car wash bay, visitor parking, and even garden plots available by request! Just 3 blocks to 17th Ave and within walking distance to OEB Breakfast Co, Mercato, Lulu Bar, fitness studios, and more. Plus, MNP Sports Centre is just a block away for endless recreation options. Book your showing today!

Built in 2014

### Essential Information

MLS® #	A2200521
Price	\$409,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	704
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	308, 323 20 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S0E6

### Amenities

Amenities	Bicycle Storage, Elevator(s), Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Stone Counters
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, Playground
Construction	Brick, Wood Frame

## Additional Information

Date Listed	March 8th, 2025
Days on Market	26
Zoning	DC

## Listing Details

Listing Office	First Place Realty
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