



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**313 20 Avenue #101, Calgary T2S 0E6**

MLS® #: **A2133511**      Area: **Mission**      Listing Date: **05/21/24**      List Price: **\$350,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1968**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

Abv Sqft: **855**  
 Low Sqft:  
 Ttl Sqft: **855**

DOM

**35**  
Layout  
 Beds: **3 (3)**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Asphalt,Assigned,Plug-In,Stall**

Utilities and Features

Roof: **Membrane**  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Brick,Concrete,Stucco**  
 Flooring: **Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Window Coverings**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`3" x 7`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 10`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 8`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`8" x 7`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>6`6" x 6`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`8" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`1" x 10`4"</b>			

Legal/Tax/Financial

Condo Fee: **\$889**      Title: **Fee Simple**      Zoning: **DC (pre 1P2007)**

Legal Desc:

8911717

Fee Freq:  
Monthly

Remarks

Pub Rmks: **Welcome to this beautifully renovated 3 bedroom condo, downtown in one of the most amazing communities in all of Calgary! MISSION!! This unit is located near vibrant 4 St SW and has everything from river walks to shopping sprees right outside your front door. With this unit having 3 bedrooms, it can double as both, an investment or great condo living for a family. The current owners are also happy negotiate on furnishings. Come fall in love with a location that will never get old!**

Inclusions: **NA**

Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









