



THE
A-TEAM

**RE/MAX
FIRST**

323 20TH AVENUE #420, Calgary T2S 2G5

MLS®#: **A2156790**

Area: **Mission**

Listing Date: **08/11/24**

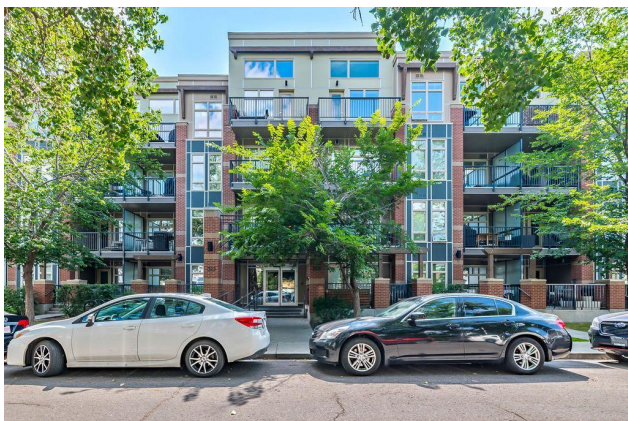
List Price: **\$308,999**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area

Abv Sqft: **483**
Low Sqft:
Ttl Sqft: **483**

DOM

38
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Loft/Bachelor/Studio**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Composite Siding,Metal Siding ,Wood Frame,Wood Siding**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Freezer,Built-In Gas Range,Built-In Oven,Dishwasher,Microwave Hood Fan,Washer/Dryer Stacked**
Int Feat: **Built-in Features,High Ceilings,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	7`9" x 10`3"	4pc Bathroom	Main	4`11" x 7`8"
Living/Dining Room Combination	Main	8`1" x 16`8"	Kitchen	Main	4`7" x 15`6"
Laundry	Main	3`2" x 5`0"	Balcony	Main	4`1" x 12`6"

Legal/Tax/Financial

Condo Fee:
\$324

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **1313205**

Remarks

Pub Rmks: **Welcome to this bright and spacious bachelor-style condo! Steps away from all of the best shops and restaurants in Mission, and just a stone's throw away from the Elbow River. This top floor unit is suited for all, from first-time buyers wishing to live in the city, to investors hoping to capitalize on this incredible location. Inside you will be greeted with amazing vaulted ceilings only seen on the top floor, an outfitted kitchen with all built-in appliances, a four-piece bathroom, in-suite laundry and your bedroom situated at the end of the hall. Just off of the living room, enjoy the view and sun from your balcony which features outdoor plugs and a gas hookup for your barbecuing/outdoor needs! The unit also has a titled parking spot in the underground parking area, as well as a storage locker for your extra things you wish to keep away. The building also features separate bike storage, a car wash stall in the garage, and a community garden around the back of the building. This unit is an absolute gem and any new owner/renter will love it here!**

Inclusions: **Washer/Dryer, Refrigerator**
Property Listed By: **Royal LePage Benchmark**

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