



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**323 20 Avenue #103, Calgary T2S 0E6**

MLS® #: **A2159285**      Area: **Mission**      Listing Date: **08/23/24**      List Price: **\$349,900**  
 Status: **Pending**      County: **Calgary**      Change: **-\$5k, 09-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2013**

Finished Floor Area  
 Abv Sqft: **595**  
 Low Sqft:  
 Ttl Sqft: **595**

DOM

**26**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Guest,Heated Garage,Parkade,Stall,Titled,Underground**

Utilities and Features

Roof: **Rolled/Hot Mop**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Oven,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,High Ceilings,Open Floorplan,Recessed Lighting,Separate Entrance,Stone Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`6" x 11`3"	Kitchen	Main	9`6" x 9`1"
Dining Room	Main	11`3" x 6`6"	Bedroom - Primary	Main	11`5" x 9`1"
Laundry	Main	3`3" x 2`4"	Storage	Main	5`10" x 5`4"
4pc Ensuite bath	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: **\$387**      Title: **Fee Simple**      Zoning: **DC (pre 1P2007)**  
 Fee Freq: **Monthly**

Legal Desc: **1313205**

Remarks

Pub Rmks: **GROUND LEVEL | DOG-FRIENDLY | LARGE PRIVATE PATIO | PRIVATE ENTRANCE | STEPS TO SHOPPING, DINING & RIVER PATHWAYS | Welcome to Tribeca in Mission, the perfect inner-city condo located in one of Calgary's most desirable neighborhoods. This ground-level unit offers the ultimate in convenience and comfort, featuring a large private patio, a separate entrance, and titled underground parking + storage locker. This stylish condo is designed for modern living and boasts Fisher & Paykel appliances, custom California Closets, loads of storage space and in-suite laundry with a brand new Samsung washer and dryer. The kitchen is a chef's delight, featuring a gas range, a brand-new Bosch dishwasher, quartz counters, and an oversized breakfast bar— an ideal layout for entertaining family and friends. The spacious bedroom is flooded with natural light from oversized windows and includes a custom walkthrough California Closet, along with a luxurious 5-piece ensuite with Jack & Jill access to the main living area. Situated in the heart of Mission, this unit is just steps away from the vibrant 4th St. dining and entertainment district, a 10-minute walk to the downtown core, surrounded by endless river pathways, a short walk to the MNP Community & Sports Centre, steps to Safeway and easy access to public transit. Don't miss this incredible opportunity, please reach out today for a private showing.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX House of Real Estate**

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









