



THE
A-TEAM

**RE/MAX
FIRST**

323 20 Avenue #311, Calgary T2S 0E6

MLS®#: **A2162916**

Area: **Mission**

Listing Date: **09/06/24**

List Price: **\$395,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **705**
Low Sqft:
Ttl Sqft: **705**

DOM

13
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Underground

Utilities and Features

Roof: **Membrane**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Brick,Mixed,Vinyl Siding**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Garburator,Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`1" x 9`6"	Living Room	Main	11`3" x 11`3"
Dining Room	Main	11`4" x 8`2"	Bedroom - Primary	Main	9`1" x 11`6"
Bedroom	Main	7`5" x 9`3"	3pc Ensuite bath	Main	7`5" x 7`4"
4pc Bathroom	Main	7`6" x 4`11"	Laundry	Main	6`8" x 4`11"
Walk-In Closet	Main	5`8" x 7`7"	Balcony	Main	9`9" x 9`10"
Entrance	Main	3`4" x 5`7"			

Legal/Tax/Financial

Condo Fee:
\$450

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1313205**

Remarks

Pub Rmks: **Welcome to TRIBECA, Calgary's premier LEED Platinum certified Green Building, situated in the vibrant Mission neighborhood. Located just a block from the bustling shops and cafes of 4th Street and a short stroll to the picturesque Elbow River, this residence epitomizes modern urban living with a focus on sustainability. With the recent Bank of Canada interest rate drop and affordable condo fees of \$450, now is an excellent opportunity to own your home and build equity, rather than paying your landlord's mortgage. The seller is offering the option to include furniture as part of the property sale. For a turnkey experience, the sale can encompass both the property and its furnishings. This residence features an open-concept layout, highlighted by a custom kitchen that boasts high-end stainless steel appliances, including a Bosch 4-burner gas cooktop, a Fisher & Paykel built-in oven, dual dishwashers, and a sleek refrigerator. The kitchen is elegantly finished with dark walnut cabinets and classic quartz countertops. The spacious dining area is perfect for meals, while the expansive living room opens to an oversized south-facing balcony, ideal for outdoor entertaining and soaking up the summer sun, complete with a quick connect gas line for convenience. The primary bedroom offers a tranquil retreat with a large walk-through his-and-her closet and a luxurious spa-like ensuite bathroom featuring porcelain tile and polished chrome fixtures. The second bedroom is versatile, making it perfect for use as a guest room or home office. Additional features of this remarkable home include 9-foot ceilings with wall-to-wall windows, ample in-suite storage, a laundry room, a heated underground titled parking stall, an assigned storage locker, and secured indoor bicycle storage. Experience the best of urban living with everything Calgary has to offer right at your doorstep. Contact us today to schedule a private viewing and discover your new home in TRIBECA.**

Inclusions: **none**
Property Listed By: **eXp Realty**

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







