

**313 20 Avenue #201, Calgary T2S 0E6**

MLS® #: **A2183127** Area: **Mission** Listing Date: **12/18/24** List Price: **\$295,000**  
 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: **870**  
 Low Sqft:  
 Ttl Sqft: **870**

DOM  
**34**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

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

Access:  
 Lot Feat: **Back Lane,Level**  
 Park Feat: **Assigned,Off Street,Stall**

Utilities and Features

Roof:  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**  
 Construction: **Brick,See Remarks**  
 Flooring: **Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Bookcases,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>5pc Bathroom</b>	<b>Main</b>	<b>7' 4" x 6' 11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10' 10" x 12' 9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10' 5" x 8' 10"</b>	<b>Foyer</b>	<b>Main</b>	<b>3' 7" x 3' 5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14' 5" x 8' 8"</b>	<b>Living Room</b>	<b>Main</b>	<b>17' 10" x 9' 10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14' 3" x 10' 5"</b>			

Legal/Tax/Financial

Condo Fee: **\$885** Title: **Fee Simple** Zoning: **DC**  
 Fee Freq:

Legal Desc:

8911717

Monthly

Remarks

Pub Rmks:

**Welcome to The Regency, located in the vibrant community of Mission, one of Calgary's most historic and sought-after inner-city communities. This is a fantastic location offering an amazing inner-city lifestyle! \*\*Condo Fee INCLUDES all Utilities (Electricity, Heat, Water & Sewer)\*\*. This bright and spacious 3 bedroom condo has an updated Modern vibe with an open living area, hardwood floors, custom light fixtures, large Island/Dining bar with concrete countertops, tons of cabinetry & counter space, and Stainless Steel appliances, including full sized fridge, Dishwasher, Stove and Microwave oven. This unit has 870 sq ft of gorgeous living space. The Living room boasts a tasteful and convenient built-in shelving unit, and has access to one of the two street facing balconies in this unit. The updated 5 piece bathroom comes with a double vanity - no need to share a sink! There is access to the second balcony off the Primary Bedroom, and there are 2 additional bedrooms. The Primary and Second bedrooms have good sized closets and are located near the bathroom and separated from the main living area. The 3rd bedroom is accessed via a sliding door just off the kitchen and has a nook for adding a wardrobe - this room is perfect for a home office, studio or hobby area. Mission is a lively neighborhood that thrives on its culinary scene along 4th Street and 17th Avenue SW. Here you can indulge in a diverse array of dining options, pubs & cafes that cater to every palate, attracting both locals and visitors alike. You'll love the scenic Elbow River Pathway which offers stunning views and a variety of outdoor activities - perfect for leisurely walks, running or cycling, head over to Lindsey Park for a picnic or Disc Golf, or walk to Stanley Park for a dip in the outdoor pool on a summer evening. Walking distance to Downtown Core, LRT, Shopping, and the Repsol Sport & Fitness Centre. Assigned parking stall (#9) in the back, and the laundry room (coin operated) is conveniently located just outside the unit. Don't miss this ideal starter home or great investment property.**

Inclusions:

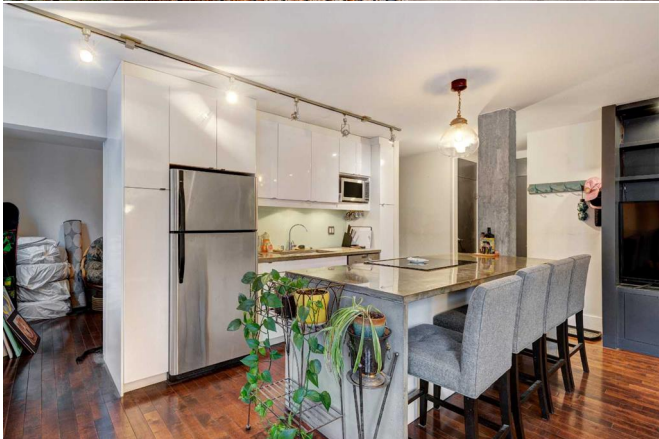
None

Property Listed By:

Royal LePage Benchmark

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









201-313 20 Ave SW, Calgary, AB

Main Floor 3965sq Area 570.84 sq ft



PREPARED: 2024/10/17

While registers are included from total floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximations and are subject to independent verification.

