



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**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**

Finished Floor Area

Abv Sqft: **870**  
Low Sqft:  
Ttl Sqft: **870**

DOM

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

Lot Information

Lot Sz Ar:  
Lot Shape:

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**  
Fee Freq:

Zoning: **DC**

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:

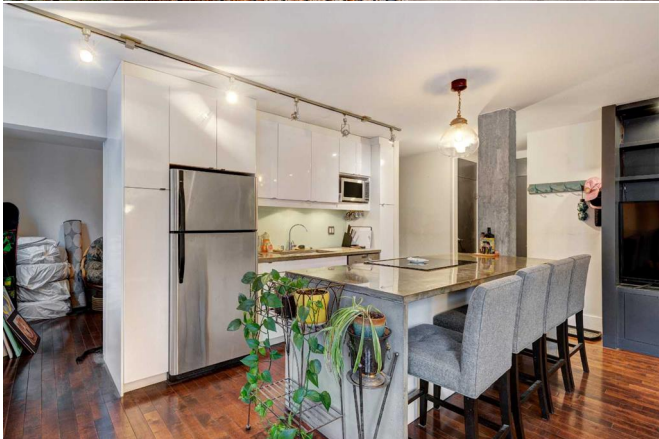
None

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.

