

**313, 323 20 Avenue SW**  
**Calgary, Alberta**
**MLS # A2234470**

**\$500,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 609
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Low Flow Plumbing Fixtures		

**Inclusions:** N/A

This 2 bed, 2 bath + den suite offers luxurious living in one of the most walkable (98% walk score) and vibrant neighbourhoods in Calgary. The open plan is well laid out, with an expansive open living area that separates the primary suite with svelte modern oversized shower ensuite from the 2nd bedroom. Kitchen and baths have espresso cabinetry, wide-cut porcelain tile and luminous white quartz counters. Kitchen is sure to impress with stainless steel appliances (including 2 dishwasher drawers), gas cooktop, under-mount sink, tile backsplash and LED undercabinet lighting. Wide-plank laminate floors, a large south covered balcony with gas hookup overlooking the fenced gardens below and views of the "Mews like" neat and tidy paved lane way with underground power. Tribeca offers comfort and convenience to residents with BuiltGreen Platinum technology, double party walls, car wash, secure bike storage, generous indoor visitor parking and communal gardens. Pet friendly. Walk nearly everywhere - the hip, urban location is second to none. (Parking #165 + Storage #58 on P2).