



## 323 20 Avenue Calgary Alberta

\$415,000

Nestled in the heart of Mission, this remarkable condo offers the perfect blend of modern living and urban convenience. This rare configuration is a true standout! Unlike any other unit, this property benefits from extra width in the living area, thanks to its unique positioning beside a stairwell - offering an additional 100 sqft of living space and privacy with no neighbours on one side of the unit. This residence has walk-up access and is in a gated and raised complex offering security and privacy. From the moment you walk-in, you will be captivated by the 9' ceilings and opulent finishes, both modern and timeless. The kitchen is exquisite and showcases a top-tier appliance package by Fisher & Paykel including a five-burner gas range, built-in convection wall oven, convection microwave oven, dual drawer dishwasher and refrigerator. The kitchen is framed with extended cabinetry, refined tile, quartz countertops, under cabinet lighting and a peninsula island with sitting room for four. This residence offers a plethora of storage throughout, so much so that the current owners have converted the formal entryway closet into a full-sized pantry. The dining room seamlessly bridges the kitchen and family room together, making entertaining effortless. The extraordinary family room is the crown-jewel of this layout, and the additional space can be used as an office, library, area for your plants or furry friends! Your south facing patio faces a private courtyard and is one of the largest in the complex. This oasis has a natural gas line and multiple sitting areas, so you can enjoy the low maintenance lifestyle of a condo without compromising on the outdoor space. Back inside, you will love your primary bedroom as it is adorned with gorgeous floor-to-ceiling windows. This haven has a walk-through closet with built-in cabinetry leading you into your 3-piece spa. The ensuit...

Primary Bedroom 8.83 Ft x 10.83 Ft

3pc Bathroom 7.42 Ft x 7.42 Ft

4pc Bathroom 4.92 Ft x 7.58 Ft

Bedroom 7.75 Ft x 8.25 Ft

Dining room 11.92 Ft x 3.83 Ft

Kitchen 11.92 Ft x 11.17 Ft

Laundry room 7.33 Ft x 4.75 Ft

Living room 15.58 Ft x 14.92 Ft

Listing Presented By:



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**Mirror**

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