



## 323 20 Avenue Calgary Alberta

\$395,000

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 to...

Other 3.33 Ft x 5.58 Ft

Living room 11.25 Ft x 11.25 Ft

Laundry room 6.67 Ft x 4.92 Ft

Other 9.75 Ft x 9.83 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Primary Bedroom 9.08 Ft x 11.50 Ft

Kitchen 8.08 Ft x 9.50 Ft

Other 5.67 Ft x 7.58 Ft

Bedroom 7.42 Ft x 9.25 Ft

3pc Bathroom 7.42 Ft x 7.33 Ft

Dining room 11.33 Ft x 8.17 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.cindybauer.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.