



## 313 20 Avenue Calgary Alberta

\$295,000

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 Re...

5pc Bathroom 7.33 Ft x 6.92 Ft

Bedroom 10.83 Ft x 12.75 Ft

Bedroom 10.42 Ft x 8.83 Ft

Foyer 3.58 Ft x 3.42 Ft

Kitchen 14.42 Ft x 8.67 Ft

Living room 17.83 Ft x 9.83 Ft

Primary Bedroom 14.25 Ft x 10.42 Ft

Listing Presented By:



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