

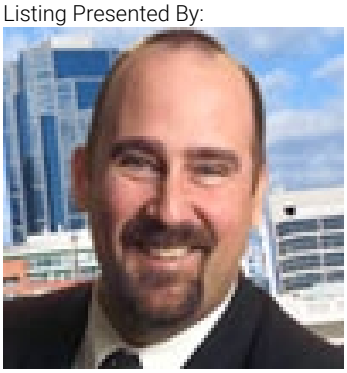
323 20 Avenue Calgary Alberta

$390,000

Welcome to urban living in the heart of Mission! This beautifully updated condo offers the perfect combination of modern comfort, exceptional building amenities, and an unbeatable inner-city location. Just steps from the shops, restaurants, cafes and nightlife of 4th Street and 17th Avenue, this is an opportunity to enjoy one of Calgary's most vibrant and walkable communities. One of the standout features of this property is the rare inclusion of two titled parking stalls, along with an assigned storage locker -- an exceptional bonus for inner-city living. Inside, the unit has been thoughtfully refreshed with upgraded luxury vinyl plank flooring and carpet, along with a full repaint completed in late 2021. A brand-new LG WashTower was installed in August 2025 and includes a transferable 5-year warranty, while a new garburator was added in July 2026. Step outside onto your private patio overlooking 20 Avenue SW, where mature trees provide a pleasant streetscape and added privacy. A natural gas line makes summer BBQs easy.Completed in 2014 with LEED certification, the building has been well managed and offers an impressive selection of conveniences. Residents enjoy two elevators, secure bike storage, indoor garbage, recycling and organics collection, eight complimentary visitor parking stalls, and a resident car wash bay in the P2 parkade. The building's security system was upgraded in 2025 with additional cameras, including monitored front entrance and parkade access.The building is also pet friendly and features a shared outdoor garden where owners can plant vegetables or flowers each spring. Condo fees include gas/heat and water, leaving electricity as the primary utility paid separately by the owner. (id:6769)

Kitchen 10.08 Ft x 11.17 Ft
Living room 17.42 Ft x 11.17 Ft
Primary Bedroom 10.67 Ft x 9.08 Ft
4pc Bathroom 4.92 Ft x 7.42 Ft
3pc Bathroom 7.42 Ft x 7.50 Ft
Bedroom 9.25 Ft x 7.50 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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