



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

220, 323 20 Avenue SW
Calgary, Alberta

MLS # A2307649



\$275,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	491 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 350
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Metal Siding , Mixed	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Elevator, Open Floorplan, Stone Counters		

Inclusions: N/A

PRICE REDUCED! Rare opportunity to own the only available unit in Tribeca, a Built Green Platinum building in the heart of Mission. Perfect for professionals, first-time buyers, investors, and downsizers seeking an exceptional inner-city lifestyle. This modern condo features an open-concept layout, premium finishes, quartz countertops, high-end appliances, IN-SUITE LAUNDRY, a COVERED BALCONY with gas BBQ hookup, TITLED UNDERGROUND PARKING, and assigned STORAGE. Residents enjoy visitor parking, secure bike storage, community gardens, a heated parkade with car wash bay, and a PET-FRIENDLY environment. Just steps from 4th Street, 17th Avenue, downtown Calgary, trendy restaurants, cafés, boutiques, and river pathways. Exceptional value in one of Calgary's most sought-after neighbourhoods.