



GRASSROOTS
REALTY GROUP

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214, 323 20 Avenue SW
Calgary, Alberta

MLS # A2333266



\$475,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	984 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 633
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Quartz Counters		

Inclusions: Gas BBQ, 2 TV Wall Mounts, Attached Shelving Unit

Experience the best of both worlds—steps from the energy of Stampede Park during Calgary’s most iconic celebration, yet tucked into a quiet and convenient location to enjoy long after the festivities are over. Welcome to this bright & spacious 3-BEDROOM CORNER UNIT with TWO TITLED PARKING STALLS in the heart of Mission, one of Calgary’s most sought-after inner-city communities! Offering an open-concept layout & an abundance of natural light, this home is perfect for those seeking both comfort & convenience. The beautifully appointed kitchen features extensive white quartz countertops, providing plenty of workspace for cooking & entertaining. The living area opens onto an oversized south-facing balcony complete with a gas BBQ hookup, creating the perfect space to relax & enjoy the sunshine. The primary bedroom includes a walk-through California closet leading to a private 3-piece ensuite with large shower. The second & third bedrooms are thoughtfully located on the opposite side of the unit, along with a full bathroom, providing privacy for family members, guests, or roommates. Additional features include a full-size washer & dryer in the unit, two titled underground parking stalls, & an assigned secure storage locker. Recent updates include a dishwasher (2023), refrigerator (2025), microwave, window coverings, & full-size washer & dryer (2026). Enjoy an unbeatable location within walking distance to the Elbow River pathways, parks, restaurants, cafés, shopping, & all the amenities that make Mission one of Calgary’s most vibrant neighbourhoods. You’ll love living here!