

**413, 323 20 Avenue SW  
Calgary, Alberta**

**MLS # A2234833**



**\$569,999**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	932 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Side By Side, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 609
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Cement Fiber Board, Composite Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Tribeca, one of Mission's most desirable buildings. This sleek, modern penthouse is located in the heart of Mission, one of Calgary's favourite walkable communities, wrapped along the Elbow River. This south-facing executive penthouse is filled with natural light, thanks to its lofty 14' vaulted ceilings. It features two bedrooms, two bathrooms, and a den (with closet), an extra-large breakfast bar with quartz countertops, sleek stainless steel appliances, a gas range, 2-drawer dishwasher, convection oven, garburator, and upgraded LG washer/dryer, plus an XL storage room. The dining room is spacious enough for a large table, making it perfect for entertaining. The unit's lighting package includes dimmer switches throughout. The kitchen features two pendant lights and recessed gimbal lights for tailored lighting, while both bedrooms are outfitted with modern ceiling fans. The large patio boasts decorative ceramic tiles, a gas BBQ hook-up, and is ideal for growing vegetables. The patio measures 83 sq. ft., with 939 sq. ft. of RMS interior space. Additional highlights include a separate assigned storage locker, a secure bike room, and two titled underground parking stalls. The building also features a private community garden in the backyard, offering a space to connect with neighbours and share gardening tips. This superb location is unmatched. Walk to downtown, just one block from the bridge into Lindsay Park, Elbow River Pathway, and MNP Sports Centre. You're also within walking distance to Stampede Park, the soon-to-be-completed Calgary Flames' Scotia Place Event Centre, the new Culture + Entertainment District, and the BMO Convention Centre. You're only blocks away from 17th Avenue's restaurants and shopping, and a quick Uber ride from Arts Commons, Studio Bell (Canada's Music Hall of Fame), and

the newly renovated Glenbow Museum (reopening in 2026 after a \$205 million transformation). Biking distance to Kensington, Inglewood, and Bridgeland. This property truly has it all!