218 323 20 Avenue SW

Calgary | Active | MLS® A2349390

$379,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2014**	**700.92 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

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, cafés 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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349390
Bedrooms	2
Bathrooms	2
Year Built	2014
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	700.92 sq. ft.
Condo Fee:	$453.08
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2014 (Age: 12)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1313205;28
Heating:	Baseboard
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	Low Rise (2-4 stories)

Ensuite:	Yes
Flooring:	Carpet, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Tribeca
Community:	Mission
Amenities:	Car Wash, Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Garburator, Gas Stove, Microwave, Oven, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	Non-Smoking Building
Pets Allowed:	Yes
Main Floor	Kitchen · 11'2" × 10'1" ·
Main Floor	Living Room · 17'5" × 11'2" ·
Main Floor	Bedroom - Primary · 10'8" × 9'1" ·
Main Floor	Bedroom · 9'3" × 7'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), No Smoking Home
Exterior Features:	Balcony, BBQ gas line

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/218-323-20-avenue-sw-calgary-a2349390/

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