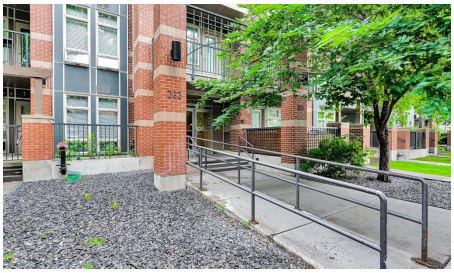
409 323 20 Avenue SW

Calgary | Active | MLS® A2356159

$399,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2014**	**700 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to this stylish TOP-FLOOR condo in the heart of Mission, offering an exceptional combination of modern finishes, natural light, and an unbeatable location.
The open-concept floor plan features floor-to-ceiling windows, premium finishes, quartz countertops, a spacious breakfast-bar island, and high-end appliances. The primary bedroom offers a generous walk-through closet leading to a private 3-piece ensuite. The second bedroom is a comfortable size with a glass sliding door and offers the flexibility to use the space as a bedroom, home office, or den.
Step outside to your covered, south-facing balcony, a sunny spot to enjoy your morning coffee or evening glass of wine, complete with a gas BBQ hookup. Additional conveniences include in-suite laundry, titled secure underground parking, and assigned storage.
The Tribeca offers an impressive selection of amenities, including a car wash bay, bike storage, ample underground visitor parking, and a communal garden. Pet-friendly with board approval.
And the location is hard to beat. Live in the heart of Mission, just steps from the vibrant shops, restaurants, cafés, and boutiques along 4th Street and 17th Avenue, with downtown Calgary and the river pathways close by.
Top-floor living, a south-facing outdoor space, underground parking, and an incredible Mission location-this is a condo you won’t want to miss.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356159
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-Penthouse

Total Living Area:	700 sq. ft.
Condo Fee:	$449.17
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
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
Heating:	Baseboard, Natural Gas
Basement:	None
Builder:	Bucci
New Constr.:	No
Construction Material:	Brick, Stucco
Structure Type:	Low Rise (2-4 stories)

Ensuite:	Yes
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Covered, Enclosed, Stall, Titled
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Tribeca
Community:	Mission
Amenities:	Bicycle Storage, Car Wash, Community Gardens, Elevator(s), Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 11'3" × 8'4" ·
Main Floor	Living/Dining Room Combination · 11'10" × 11'2" ·
Main Floor	Bedroom - Primary · 10'8" × 9' ·
Main Floor	Bedroom · 9'4" × 7'7" ·
Main Floor	Foyer · 5'3" × 3'11" ·
Main Floor	Laundry · 10' × 6'7" ·

Main Floor	Balcony · 9'8" × 9'5" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Elevator, High Ceilings, No Smoking Home, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Street Lighting
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/409-323-20-avenue-sw-calgary-a2356159/

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