

# \$489,900 - 314, 323 20 Avenue Sw, Calgary

MLS® #A2264982

**\$489,900**

3 Bedroom, 2.00 Bathroom, 986 sqft  
Residential on 0.00 Acres

Mission, Calgary, Alberta

This suite is a rare offering featuring 3 bedrooms, 2 bathrooms, and a titled indoor parking stall all nestled in vibrant Mission, one of Calgary's most walkable and desirable neighbourhoods.

The open-concept layout flows beautifully, with a bright 24'-long living area separating the primary suite (complete with a walk-through closet and sleek modern ensuite) from the two additional bedrooms.

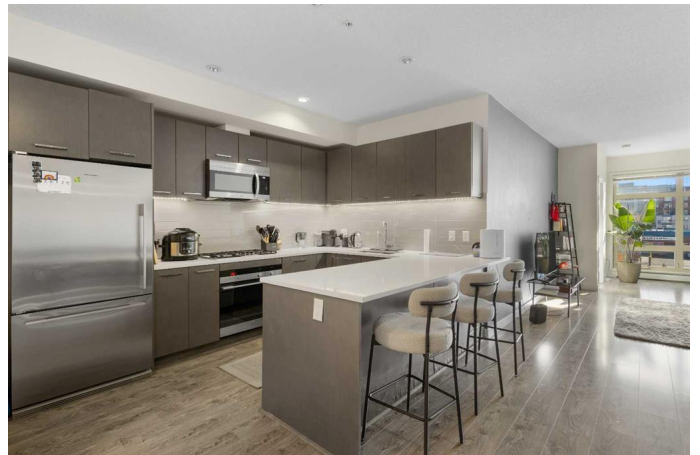
The kitchen impresses with espresso cabinetry, luminous white quartz counters, stainless steel appliances, gas cooktop, and modern under-cabinet lighting. Wide-plank flooring, 9' ceilings, and a sunny southwest-facing balcony with gas hookup elevate the living experience.

Tribeca offers exceptional comfort and convenience with BuiltGreen Platinum technology, double party walls, secure bike storage, car wash, generous indoor visitor parking, and beautiful communal gardens. Pet friendly and perfectly located walk nearly everywhere. The hip, urban location is second to none.

Built in 2014

## Essential Information

MLS® #                      A2264982



|                |                   |
|----------------|-------------------|
| Price          | \$489,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 986               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 314, 323 20 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 0E6               |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking, Bicycle Storage, Community Gardens, Car Wash |
| Parking Spaces | 1                                                                                   |
| Parking        | Heated Garage, Titled, Underground                                                  |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters                                                           |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                                 |
| Cooling           | None                                                                                                      |
| # of Stories      | 4                                                                                                         |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage      |
| Roof              | Rolled/Hot Mop                      |
| Construction      | Brick, Composite Siding, Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 14                 |
| Zoning         | DC (pre 1P2007)    |

**Listing Details**

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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