

# \$569,999 - 413, 323 20 Avenue Sw, Calgary

MLS® #A2234833

**\$569,999**

2 Bedroom, 2.00 Bathroom, 932 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

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. Both bedrooms have Hunter Douglas blackout blinds that will stay in the unit

The large patio boasts decorative ceramic tiles, a gas BBQ hook-up, and is ideal for growing vegetables. The patio measures 83 sq. ft. where you can see the fireworks from, 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. The one stall has been rented for \$125 but could rent for more.

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!

Built in 2013

## Essential Information

MLS® #	A2234833
Price	\$569,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	932
Acres	0.00
Year Built	2013
Type	Residential

Sub-Type	Apartment
Style	Penthouse
Status	Active

### Community Information

Address	413, 323 20 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2G5

### Amenities

Amenities	Bicycle Storage, Car Wash, Community Gardens, Elevator(s), Parking, Visitor Parking
Parking Spaces	2
Parking	Titled, Underground, Side By Side
# of Garages	2

### Interior

Interior Features	Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Built-In Gas Range
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Garden, Storage
Construction	Brick, Cement Fiber Board, Composite Siding, Wood Frame, Aluminum Siding

### Additional Information

Date Listed	July 1st, 2025
Days on Market	8
Zoning	DC (pre 1P2007)

### Listing Details

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