

201, 313 20 Avenue SW
Calgary, Alberta

MLS # A2183127



\$295,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	871 sq.ft.	Age:	1968 (56 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Level		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 885
Basement:	-	LLD:	-
Exterior:	Brick, See Remarks	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Bookcases, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to The Regency, located in the vibrant community of Mission, one of Calgary's most historic and sought-after inner-city communities. This is a fantastic location offering an amazing inner-city lifestyle! **Condo Fee INCLUDES all Utilities (Electricity, Heat, Water & Sewer)**. This bright and spacious 3 bedroom condo has an updated Modern vibe with an open living area, hardwood floors, custom light fixtures, large Island/Dining bar with concrete countertops, tons of cabinetry & counter space, and Stainless Steel appliances, including full sized fridge, Dishwasher, Stove and Microwave oven. This unit has 870 sq ft of gorgeous living space. The Living room boasts a tasteful and convenient built-in shelving unit, and has access to one of the two street facing balconies in this unit. The updated 5 piece bathroom comes with a double vanity & no need to share a sink! There is access to the second balcony off the Primary Bedroom, and there are 2 additional bedrooms. The Primary and Second bedrooms have good sized closets and are located near the bathroom and separated from the main living area. The 3rd bedroom is accessed via a sliding door just off the kitchen and has a nook for adding a wardrobe & this room is perfect for a home office, studio or hobby area. Mission is a lively neighborhood that thrives on its culinary scene along 4th Street and 17th Avenue SW. Here you can indulge in a diverse array of dining options, pubs & cafes that cater to every palate, attracting both locals and visitors alike. You'll love the scenic Elbow River Pathway which offers stunning views and a variety of outdoor activities - perfect for leisurely walks, running or cycling, head over to Lindsey Park for a picnic or Disc Golf, or walk to Stanley Park for a dip in the outdoor pool on a summer evening. Walking distance to Downtown Core, LRT, Shopping, and the

Repsol Sport & Fitness Centre. Assigned parking stall (#9) in the back, and the laundry room (coin operated) is conveniently located just outside the unit. Don't miss this ideal starter home or great investment property.