

305, 328 21 Avenue SW
Calgary, Alberta

MLS # A2182801



\$300,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	628 sq.ft.	Age:	2007 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt, Rolled/Hot Mop	Condo Fee:	\$ 371
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, Open Floorplan, Track Lighting		

Inclusions: Custom made storage units

Christmas comes early! Priced to sell in time for the holidays, this is a great opportunity to get into LE BEAU (The Beautiful), a coveted 6-storey CONCRETE building. This upscale condo is located in Mission, one of the most walkable neighborhoods in Calgary. The city's trendiest restaurants, cafes and shops are just to the west and the Elbow River's green space and pathways are just a few blocks east. As you enter the apartment you'll find a comfortable and practical entryway that features a CUSTOM-MADE CLOSET that provides ample storage. This SOUTH-FACING unit gets wonderful light that gleams off the HARDWOOD flooring throughout the spacious living areas. The kitchen has a super functional layout, full height backsplash, stainless steel appliances, and a versatile eating bar/workspace. Additional great features include another custom-made storage unit, IN-SUITE LAUNDRY room, a cozy nook with a gas FIREPLACE, a covered south-facing BALCONY with a gas line for those summer (and occasional chinook) barbecues. This solid unit represents unbeatable value with a titled heated underground PARKING space, visitor parking, and LOW CONDO FEES (\$372) that include all utilities except electricity. Book your showing today.