# \$355,900 - 602, 328 21 Avenue Sw, Calgary

MLS® #A2203678

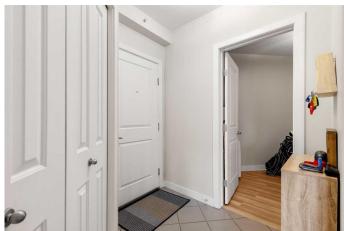
## \$355,900

1 Bedroom, 1.00 Bathroom, 741 sqft Residential on 0.00 Acres

Mission, Calgary, Alberta

Stunning Top-Floor Condo in the Heart of Mission District! Welcome to Le Beau, an upgraded, bright, and immaculate condo offering exceptional quality living in the highly sought-after Mission District. This top-floor unit boasts unobstructed south-facing views over a tranguil tree canopy, providing peace and privacy. This concrete-constructed 1-bedroom + den home is packed with elegant upgrades, including bamboo hardwood floors, stainless steel appliances, granite countertops, and a cozy gas fireplace with a stainless surround. The 9' ceilings amplify the sense of space, while the large south-facing balconyâ€"with a glass wind guard, metal railing, and gas outlet for BBQâ€"offers the ideal setting for enjoying colorful sunrises and sunsets. The convenience of in-suite laundry (washer/dryer combo) adds to the appeal, and the location can't be beaten. You'll be just steps away from popular restaurants, sidewalk patios, grocery stores, and coffee shops. The Elbow River pathways and MNP Sports Centre are right at your doorstep, while downtown and the LRT are only a short stroll away, making commuting effortless. Additional highlights include indoor visitor parking, extra-wide parking stalls, electronic security upgrades, and impeccably maintained common areas and parkade. A heated, titled parking stall is included, with bike storage available upon request. Situated just off vibrant 4th Street, this condo offers a peaceful and carefree urban lifestyle, with everything you need within







easy reach. Move in and enjoy the vibrant, walkable lifestyle this stunning condo offers!

#### Built in 2009

## **Essential Information**

MLS® # A2203678 Price \$355,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 741 Acres 0.00

Year Built 2009

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 602, 328 21 Avenue Sw

Subdivision Mission
City Calgary
County Calgary
Province Alberta
Postal Code T2S 0G8

#### **Amenities**

Amenities Secured Parking, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Parkade, Titled, Underground

## Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Refrigerator, Washer, Window Coverings

Heating Baseboard

Cooling None

# of Stories 6

## **Exterior**

Exterior Features Balcony, Playground

Construction Concrete, Stone, Stucco

### **Additional Information**

Date Listed March 31st, 2025

Days on Market 3

Zoning DC

# **Listing Details**

Listing Office Top Producer Realty and Property Management

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