

\$1,150,000 - 6, 540 21 Avenue Sw, Calgary

MLS® #A2090449

\$1,150,000

2 Bedroom, 3.00 Bathroom, 1,922 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Nestled in the sought-after area of Cliff Bungalow, merely a block away from the bustling array of shops and restaurants in Mission and a short stroll from the picturesque Elbow River pathways, 17th Avenue, and Stanley Park, is Mission Crossing. This impeccably constructed three-storey townhome combines luxury living with the convenience of a lock-and-leave lifestyle. The open-concept main floor is the entertainer's dream, featuring a living room, dining room, and kitchen with quartz countertops. An array of luxury appliances, including a Wolf gas range, stainless steel hood fan, Sub-Zero fridge, Bosch dishwasher, and Sharp drawer-style microwave, is sure to cater to even the most discerning buyers. Take the open staircase to the second floor where you will find a bedroom with a gorgeous south-facing patio. A splendid bathroom sits between another room that showcases downtown views. A spacious laundry room completes this floor. Ascend to the third floor, where a generously proportioned, brightly illuminated primary bedroom awaits. The ensuite features a stunning tub and a walk-in shower, promising a dream escape at the end of the day, all complemented by a private deck. For those who love to entertain, the rooftop patio offers the perfect setting, allowing you to host gatherings with ease while enjoying panoramic views. This property also offers a two-car attached heated garage within an underground parkade, providing an added



layer of security. Among the various unique modern design elements in this home, you'll find an elevator serving from the garage level up to the third floor, a two-sided fireplace in the living room, recessed pot lighting, 9-foot ceilings, in-floor heating at the entrances and in the bathrooms, air conditioning, interior sprinklers, a wired-in sound system, an open riser staircase, multi-zoned camera monitoring, new hot water tank, and furnace in 2023. Aside from the standard inclusions in the condo fee, it also takes care of your yearly elevator inspection and annual exterior window washing. Call today and make Mission Crossing your new home!

Built in 2010

Essential Information

MLS® #	A2090449
Price	\$1,150,000
Sold Price	\$1,100,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,922
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	6, 540 21 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2S 0H1

Amenities

Amenities	Elevator(s), Roof Deck, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Parkade, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Elevator, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Back Lane, Few Trees, Private
Roof	Rubber
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2023
Date Sold	May 9th, 2024
Days on Market	188
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office	PLINTZ REAL ESTATE
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