

\$399,900 - 303, 2121 98 Avenue Sw, Calgary

MLS® #A2117209

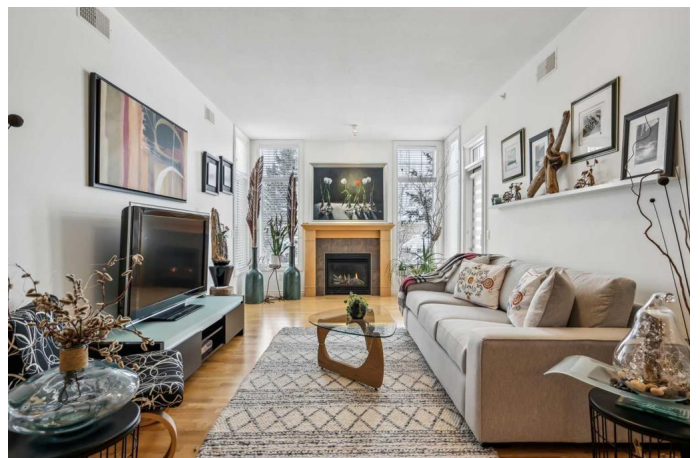
\$399,900

2 Bedroom, 1.00 Bathroom, 836 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Welcome to the exclusive Wyngate of Pumphill, where a rare gem awaits â€” a Penthouse unit now available for sale! This impeccable top-floor residence boasts a coveted south-facing orientation, offering serene treetop vistas and abundant natural light. Boasting 2 bedrooms and 1 bath, this upscale unit is adorned with luxury features throughout. Step into a haven of comfort and style with central air conditioning, gleaming hardwood floors, and elegant granite countertops. The spacious open floor plan creates an inviting ambiance, while ample counter and cabinet space ensure both functionality and aesthetics. A gas fireplace adds warmth and charm to the living space, complemented by a neutral color palette that invites personalization. Enjoy the convenience of south, east, and west-facing windows, bathing the interior in sunlight throughout the day. The master bedroom is a retreat unto itself, offering picturesque nature views, a walk-through closet, and a convenient "cheater door" providing ensuite access to the bathroom. The versatile second bedroom serves as an ideal home office or guest quarters. Additional highlights include a well-appointed laundry room with extra storage space, underground titled parking, and an assigned storage locker. This pet-friendly building, welcoming pet residents of either one cat or lap dog with board approval, is ideally situated for those seeking to embrace the local amenities and walkability. From the nearby



Reservoir and Glenmore Park to shopping, dining, and transportation options, every convenience is within reach. Don't miss this opportunity to experience luxurious penthouse living in one of Calgary's most sought-after communities. Contact your preferred Realtor today to schedule a viewing!

Built in 2004

Essential Information

MLS® #	A2117209
Price	\$399,900
Sold Price	\$392,742
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	836
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	303, 2121 98 Avenue Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4S6

Amenities

Amenities	Elevator(s), Party Room
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
# of Stories	3

Exterior

Exterior Features	None
Construction	Stucco, Wood Frame

Additional Information

Date Listed	March 24th, 2024
Date Sold	April 24th, 2024
Days on Market	31
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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