

\$475,000 - 104, 328 21 Avenue Sw, Calgary

MLS® #A2161526

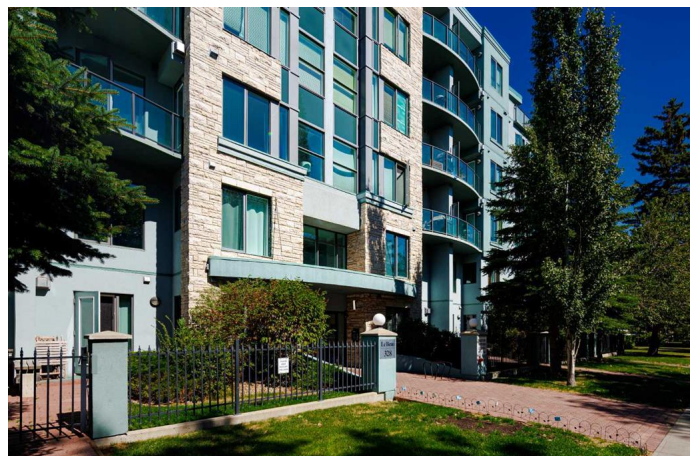
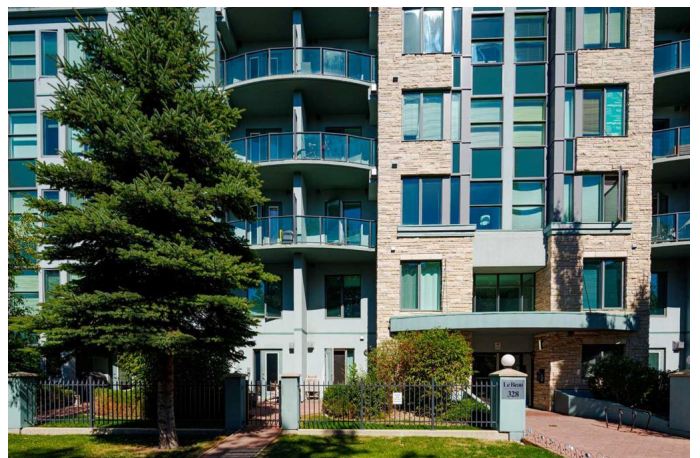
\$475,000

2 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Discover the pinnacle of urban living in this exquisite multi-level condo in the vibrant Mission neighborhood. Le Beau is a quiet concrete building and offers visitor parking as well as bike storage. Just under 1200 sq ft of stylish living space across two floors and two titled side by side underground parking stalls, in the best location (one is oversized), this home seamlessly combines convenience and luxury. On the ground floor, enjoy direct access through the front lobby or your own private patio. The open concept main level offers 9ft ceilings, bamboo hardwood floors, full storage under the stairs and is bathed in natural light from south facing windows, creating a bright and inviting atmosphere. The chic kitchen features sleek white cabinetry with glass displays, granite countertops, stainless steel appliances, and a spacious island, all adjacent to a comfortable dining area. Cozy up to the fireplace, set against a floor to ceiling tiled feature wall. Step outside from the living room to your private patio with gas line—ideal for outdoor entertaining, summer BBQs, and soaking up the sunshine. Upstairs, you'll find two generously sized bedrooms, including a primary suite with a modern 3-piece ensuite. The upper level also includes a versatile rec/flex room and a full 4-piece bathroom. Nestled in the trendy Mission community, this condo offers a walkscore of 96 and a bike score of 98 categorizing it as a walkers/bikers paradise. Unmatched access to Calgary's finest shops, restaurants, Bow River paths,



parks, playgrounds, schools, and public transit.
Experience the best of urban living in one of
Calgary's most sought-after neighborhoods.
Schedule your private viewing today and make
this beautiful property your new home!

Built in 2008

Essential Information

MLS® #	A2161526
Price	\$475,000
Sold Price	\$485,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,170
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	104, 328 21 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0G8

Amenities

Amenities	Bicycle Storage, Secured Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Side By Side, Titled, Underground

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home,
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	Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	6

Exterior

Exterior Features	Private Entrance
Construction	Concrete, Stone, Stucco

Additional Information

Date Listed	August 30th, 2024
Date Sold	September 8th, 2024
Days on Market	9
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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