

\$320,000 - 306, 230 21 Avenue Sw, Calgary

MLS® #A2161568

\$320,000

1 Bedroom, 1.00 Bathroom, 823 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

The Hamilton is an elegant mid-century condo building located just steps from the 21st Ave footbridge in the heart of Mission. With only 21 spacious, distinctive condos, residents benefit from a park-like ambiance with a shared riverfront courtyard, wide hallways, and a dedicated, proactive condo board. Enjoy the charm of mid-century design combined with modern amenities. Features include beautiful original hardwood floors, a central gas fireplace with stunning custom surround, and a sunny balcony just off the great room with views of the Calgary skyline and the Elbow River. With nearly 830 SqFt, this top-floor residence offers more than the typical downtown condo. The open great room can comfortably accommodate full-sized furniture with lots of room to entertain friends and family. The generously sized bedroom offers a glimpse of the skyline, an extra-large walk-in closet and an updated 4-piece bathroom directly across the hall. The kitchen has been beautifully redesigned with a large breakfast bar, ample work and storage space, custom quartz countertops, and a subway tile backsplash. Whether you're a skilled cook or just reheating leftovers, this kitchen will make you feel at home. Mission stands out as one of Calgary's top inner-city areas, offering a gorgeous riverside setting with the Elbow River, Lindsay Park, and the Elbow River Pathway. You'll also be close to the vibrant 4th Street, known for its excellent shopping, dining, fitness clubs, and professional



services, plus the ever-popular Calgary Lilac Festival every spring. Don't miss your chance to experience the serenity of parklike surroundings combined with the convenience and excitement of a downtown urban lifestyle.

Built in 1959

Essential Information

MLS® #	A2161568
Price	\$320,000
Sold Price	\$330,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	823
Acres	0.00
Year Built	1959
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	306, 230 21 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0G6

Amenities

Amenities	Bicycle Storage
Parking Spaces	1
Parking	Alley Access, Off Street, Stall

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub,
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	Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garburator, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Creek/River/Stream/Pond, Cul-De-Sac, Lawn, Landscaped, Private, Views
Construction	Brick, Wood Frame

Additional Information

Date Listed	September 3rd, 2024
Date Sold	September 13th, 2024
Days on Market	10
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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