

# \$365,000 - 603, 328 21 Avenue Sw, Calgary

MLS® #A2162560

**\$365,000**

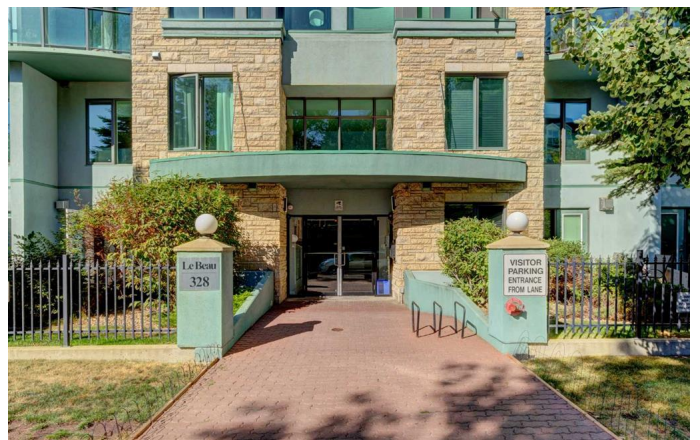
1 Bedroom, 1.00 Bathroom, 734 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Wow! An impressive, immaculate, upgraded, bright, top floor, south facing home in Le Beau, offering estate quality living. This ideally located well-kept building is in the heart of the sought after "Mission District". Bright, open, great room style living space with natural light spilling in through a wall of south facing windows. Front of building exposure with unobstructed southern views over the peaceful tree canopy. A generous size primary bedroom with full ensuite. Plus a den currently used as a walk-in-closet, or transform this flex space into a fitness room, home office, or a guest bedroom. Modern finishing with upgraded wood/granite kitchen (new stove), luxurious hardwood, a cozy gas fireplace, in suite washer/dryer and freshly painted neutral decor. Relax enjoying colourful sunrises and sunsets while sipping coffee on your roomy private balcony. You will love being able to walk to all your favourite restaurants, sidewalk patios, grocery stores and coffee shops. Only a few blocks to the natural areas along the Elbow River pathways, MNP Sports Centre, and a short stroll to downtown or the LRT. Take note of the important extras; indoor visitor parking, extra wide parking stalls, electronic security upgrades, sparkling clean common areas and parkade. Just move in, relax and enjoy your new carefree urban lifestyle! Click on the 3d for interactive floorplan.

Built in 2007



## Essential Information

MLS® #	A2162560
Price	\$365,000
Sold Price	\$356,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	734
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

## Community Information

Address	603, 328 21 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0G8

## Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Off Street, Parkade, Secured, Titled, Underground

## Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Natural Gas, Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	6

## Exterior

Exterior Features	None
Construction	Concrete, Stucco

**Additional Information**

Date Listed	September 7th, 2024
Date Sold	October 6th, 2024
Days on Market	29
Zoning	DC (pre 1P2007)
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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