

\$355,900 - 602, 328 21 Avenue Sw, Calgary

MLS® #A2203678

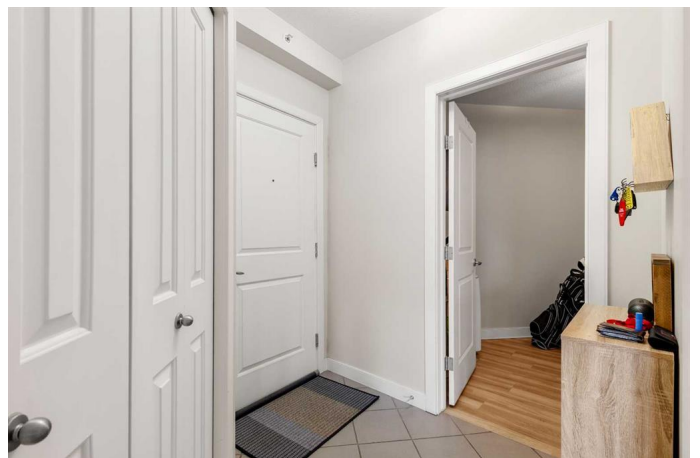
\$355,900

1 Bedroom, 1.00 Bathroom, 741 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Stunning Top-Floor Condo in the Heart of Mission District! Welcome to Le Beau, an upgraded, bright, and immaculate condo offering exceptional quality living in the highly sought-after Mission District. This top-floor unit boasts unobstructed south-facing views over a tranquil tree canopy, providing peace and privacy. This concrete-constructed 1-bedroom + den home is packed with elegant upgrades, including bamboo hardwood floors, stainless steel appliances, granite countertops, and a cozy gas fireplace with a stainless surround. The 9'™ ceilings amplify the sense of space, while the large south-facing balcony™ with a glass wind guard, metal railing, and gas outlet for BBQ™ offers the ideal setting for enjoying colorful sunrises and sunsets. The convenience of in-suite laundry (washer/dryer combo) adds to the appeal, and the location can™ be beaten. You™ be just steps away from popular restaurants, sidewalk patios, grocery stores, and coffee shops. The Elbow River pathways and MNP Sports Centre are right at your doorstep, while downtown and the LRT are only a short stroll away, making commuting effortless. Additional highlights include indoor visitor parking, extra-wide parking stalls, electronic security upgrades, and impeccably maintained common areas and parkade. A heated, titled parking stall is included, with bike storage available upon request. Situated just off vibrant 4th Street, this condo offers a peaceful and carefree urban lifestyle, with everything you need within



easy reach. Move in and enjoy the vibrant, walkable lifestyle this stunning condo offers!

Built in 2009

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2203678 |
| Price | \$355,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 741 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 602, 328 21 Avenue Sw |
| Subdivision | Mission |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2S 0G8 |

Amenities

| | |
|----------------|---|
| Amenities | Secured Parking, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Heated Garage, Parkade, Titled, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 6 |

Exterior

Exterior Features Balcony, Playground
Construction Concrete, Stone, Stucco

Additional Information

Date Listed March 31st, 2025
Days on Market 4
Zoning DC

Listing Details

Listing Office Top Producer Realty and Property Management

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