



GRASSROOTS
REALTY GROUP

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311, 328 21 Avenue SW
Calgary, Alberta

MLS # A2297884



\$305,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	621 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 383
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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Welcome to this beautiful unit in The LeBeau! Located within one block from the shopping and dining hotspot in 4th street SW, this unit definitely shared the fun and wonderful lifestyle in the 4th street SW and 17 avenue. It is in walking distance to Calgary's downtown core, MNP Community & Sports Centre and most importantly, the C-train station and Elbow riverside beach are just 5-10 minutes walk. Featuring 620 square feet, 1 bedroom, in-unit laundry and a full kitchen, this unit has everything you need. Kitchen appliances include refrigerator, microwave hood, electric oven and stove and a dishwasher, this is everything you need in a kitchen. 1 parking stall in the underground parking is included as well. Balcony has close to 50 square feet of area. Plus, the backlane of this building is paved. Bustling but tranquil is the conclusion of the living style here. Current tenant is on periodic tenancy but she is stable and willing to stay. Come check this out.