



402, 509 21 Avenue SW
Calgary, Alberta

MLS # A2315440



\$549,900

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,252 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 963
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-

Features: High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Enjoy this gorgeous two-storey PENTHOUSE condo in a prime location just off 4th Street SW! This concrete and steel constructed condo is flooded with NATURAL LIGHT. Penthouse unit features 'VAULTED CEILINGS and LARGE WINDOWS throughout, creating a spacious and open feel. The generous entryway opens into a large OPEN-CONCEPT living room with a corner GAS FIREPLACE, a dining area, and chef's kitchen. Patio doors off the living room lead to a PRIVATE BALCONY at treetop height with BEAUTIFUL VIEWS. The spacious dining area easily accommodates a family-sized table and chairs. The UPGRADED KITCHEN is equipped with a GAS STOVE, STAINLESS-STEEL APPLIANCES, QUARTZ COUNTERTOPS, RICH WOOD CABINETRY, and a BREAKFAST BAR. The master bedroom features a WALK-IN CLOSET and a 4-piece ensuite, while the secondary bedroom and bathroom is thoughtfully separated from the master for added privacy. A laundry room completes the main level. Enjoy central A/C during hot summer days and Fireplace during winter months! Upstairs, you'll find a delightful and SPACIOUS LOFT, perfect as a flex room or office space. From this level, enjoy your PRIVATE ROOFTOP PATIO with stunning Calgary skyline views, including the Stampede fireworks. Located just around the corner from the vibrant shops, restaurants, and patios of 4th Street SW, this home offers the perfect balance of urban energy and private retreat. Relax on your tranquil upper terrace overlooking the treetops in this meticulously cared-for 1,252 square foot, two-level PENTHOUSE. There is one TITLED PARKING STALL in the HEATED UNDERGROUND parkade and a STORAGE LOCKER nearby. This peaceful, tree-lined location is close to parks and only two blocks from the Elbow River and its

walking paths. With shopping, dining, and countless amenities nearby, this is an exceptional opportunity to enjoy the very best Calgary has to offer.