



GRASSROOTS
REALTY GROUP

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301, 2121 98 Avenue SW
Calgary, Alberta

MLS # A2321023



\$364,900

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	866 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 538
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: n/a

Welcome to this beautifully updated penthouse condo in the highly sought-after Wyngate of Pumphill, one of Southwest Calgary's most desirable adult-living communities. Nestled in a quiet and well-maintained 35+ complex, this exceptional 2-bedroom, 1-bathroom home offers the perfect combination of comfort, convenience, and carefree living. Located on the top floor, this bright and inviting unit features an upgraded kitchen with stylish cabinetry, generous storage, and a functional layout designed for everyday living and entertaining. The spacious living room is highlighted by a cozy fireplace, creating the perfect space to relax and unwind. The primary bedroom offers a convenient walk-through closet with direct access to the bathroom, while the second bedroom provides flexibility for guests, a home office, or additional living space. Titled underground parking adds year-round convenience and security, while the dedicated storage locker provides valuable additional space for seasonal items, sports equipment, and everyday extras. Enjoy an unbeatable location just a short 5-minute walk to Southland Leisure Centre and only a 10-minute drive from Southcentre Mall, with shopping, dining, parks, transit, and countless amenities nearby. Rarely do penthouse units become available in such a well-established and peaceful community. Whether you're looking to downsize, simplify your lifestyle, or enjoy the benefits of adult living, this move-in-ready home presents an incredible opportunity in a prime Southwest Calgary location. Don't miss your chance to make Wyngate of Pumphill your new home!