



GRASSROOTS
REALTY GROUP

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511, 328 21 Avenue SW
Calgary, Alberta

MLS # A2324436



\$279,999

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	624 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water

Floors: Hardwood, Tile

Roof: Other

Basement: -

Exterior: Concrete, Stucco

Foundation: -

Features: Breakfast Bar, Built-in Features, High Ceilings, Laminate Counters, Storage

Water: -

Sewer: -

Condo Fee: \$ 387

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

Spacious, bright, and perfectly positioned in the heart of Mission, this well-maintained one-bedroom condo combines downtown SKYLINE VIEWS, an open-concept layout, and the convenience of one of Calgary's most walkable neighbourhoods. Inside, hardwood flooring flows throughout the bright living and dining areas, where oversized windows fill the space with natural light. The spacious kitchen features stainless steel appliances, a large island with seating, generous cabinetry, and ample prep/counter space. The inviting living room is anchored by a sleek gas fireplace with a stainless steel surround, while the private covered balcony provides the perfect place to enjoy your morning coffee or take in the downtown skyline after dark. The generous primary bedroom offers excellent closet space and easy access to the full bathroom, while the convenience of in-suite laundry, a flex space that could easily be used for guests, a titled underground parking stall, and additional storage complete the package. Just steps from the Elbow River pathways, 4th Street, and 17th Avenue, you'll enjoy an unbeatable lifestyle surrounded by Calgary's best cafés, restaurants, boutiques, fitness studios, and entertainment. A rare opportunity to own a spacious, move-in-ready condo, with low condo fees, and with city views! Everything you love about inner-city living comes together here, don't miss your opportunity to make it yours! Can be sold fully furnished!