



**GRASSROOTS**  
REALTY GROUP

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507, 328 21 Avenue SW  
Calgary, Alberta

MLS # A2331277



**\$395,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Mission                            |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 849 sq.ft.                         | Age:   | 2007 (19 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                              |            |                 |
|-------------|--------------------------------------------------------------------------------------------------------------|------------|-----------------|
| Heating:    | Baseboard                                                                                                    | Water:     | -               |
| Floors:     | Carpet, Ceramic Tile, Laminate                                                                               | Sewer:     | -               |
| Roof:       | Asphalt                                                                                                      | Condo Fee: | \$ 534          |
| Basement:   | -                                                                                                            | LLD:       | -               |
| Exterior:   | Concrete                                                                                                     | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                                                                                                            | Utilities: | -               |
| Features:   | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Track Lighting, Walk-In Closet(s) |            |                 |

**Inclusions:** Black/wood shelving unit left of fireplace(if wanted)

Welcome to this impeccably maintained fifth-floor corner suite in LeBeau, one of Mission's most sought-after CONCRETE buildings. This 2-bedroom, 2-FULL bathroom home packs a lot of function and beauty into 850 sq ft thanks to an open layout, generous storage and extra windows along two sides. The kitchen features granite countertops, stainless steel appliances, a large breakfast bar, an oversized PANTRY and enough prep space to enjoy cooking in. The full-size washer and dryer (2025) are tucked away nearby, and yes&hellip; there&rsquo;s room for your monster TV! The primary bedroom features a tidy walk-through closet and private ensuite, while the bright second bedroom, with wraparound corner windows and views of Calgary's skyline, works equally well as a guest room or a home office you&rsquo;ll actually want to spend time in. Spotlessly clean and truly move-in ready, this home also offers heated underground parking, a storage locker, reasonable condo fees, a covered west-facing balcony and the quiet comfort that only concrete construction can provide. Walk to caf&eacute;s, restaurants, the Elbow River pathways, Repsol Sport Centre, Stampede Park and downtown. Mission is one of Calgary&rsquo;s most desirable neighbourhoods and this is your chance to be part of it.