



GRASSROOTS
REALTY GROUP

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202, 509 21 Avenue SW
Calgary, Alberta

MLS # A2334793



\$419,000

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,028 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 812
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	MC-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to comfortable inner-city living in the desirable community of Cliff Bungalow. Offering 1,028 sq. ft. of RMS-measured living space, this bright and inviting home features two bedrooms, two bathrooms and a functional layout designed for everyday comfort. Hardwood flooring adds warmth and character throughout the main living areas, while the spacious rooms and abundant natural light create an open and welcoming atmosphere. The kitchen features quartz countertops and a gas stove, providing a practical and attractive space for cooking and entertaining. The versatile second bedroom is ideal for family, guests, a roommate or a dedicated home office. Additional features include air conditioning, in-unit laundry and a titled underground parking stall, adding comfort and convenience year-round. Ideally located within walking distance of Western Canada High School and close to Rideau Park School, public transit and downtown. Enjoy easy access to the shops, cafés and restaurants along 4th Street SW, Mission and 17th Avenue, all while benefiting from the comfort of an established residential neighbourhood. An excellent opportunity for buyers seeking space, convenience and a highly walkable inner-city lifestyle.