

507, 328 21 Avenue SW
Calgary, Alberta

MLS # A2331277



\$375,000

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... there'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 that you'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 cafés, restaurants, the Elbow River pathways, Repsol Sport Centre, Stampede Park and downtown. Mission is one of Calgary's most desirable neighbourhoods and this is your chance to be part of it.