

305, 509 21 Avenue SW
Calgary, Alberta

MLS # A2336561



\$428,900

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,036 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 812
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Elevator, Laminate Counters, Open Floorplan		

Inclusions: N/A

Visit REALTOR® website for additional information. Nestled in the Heart of Mission! This freshly renovated, move-in-ready corner unit offers 2 bedrooms, 2 bathrooms, and approximately 1,035 sq. ft. of bright, comfortable living space. Located on the third floor, the desirable corner position provides plenty of natural light, while the south-facing balcony offers sunny afternoons and great views. The inviting layout features a cozy gas fireplace, a well-equipped kitchen with all appliances, and a separate laundry room with washer and dryer. Heating, air conditioning, and gas are included. Additional features include one secure underground parking stall, a locked storage unit, bike racks, and guest parking. This well-maintained, professionally managed concrete building is ideally located just off vibrant 4th Street and only a 10-minute walk to downtown. Vacant and ready for immediate possession—an excellent opportunity to own a bright, beautifully updated home in the heart of Mission!