



## 328 21 Avenue Calgary Alberta

\$350,000

Welcome to this beautiful unit in The LeBeau! Located within one block from the shopping and dining 4th street SW, this unit definitely shared the fun and wonderful lifestyle in the 4th street SW and 17 avenue. It is in walking distance to Calgary's downtown core, MNP Community & Sports Centre and most importantly, the C-train station is just 5-10 minutes walk. Featuring 620 square feet, 1 bedroom, in-unit laundry and a full kitchen, this unit has everything you need. Kitchen appliances include refrigerator, microwave hood, electric oven and stove and a dishwasher, this is everything you need in a kitchen. 1 parking stall in the underground parking is included as well. Balcony has close to 50 square feet of area. Plus, the backlane of this building is paved. Bustling but tranquil is the conclusion of the living style here. Come check this out. (id:6769)

4pc Bathroom 9.17 Ft x 4.92 Ft

Laundry room 3.58 Ft x 3.08 Ft

Other 9.58 Ft x 10.50 Ft

Dining room 11.75 Ft x 10.92 Ft

Living room 8.75 Ft x 19.42 Ft

Bedroom 8.67 Ft x 13.92 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca