



## 328 21 Avenue Calgary Alberta

\$369,000

Experience the perfect combination of modern style and urban convenience in this two-bedroom, two-bathroom condo, ideally located in Calgary's vibrant Mission district, only a 15 minute walk from downtown. Situated in the sought-after Le Beau building, this home offers a blend of contemporary design and functional living. Inside, you'll find a bright, open-concept layout with large windows that bathe the space in natural light. The contemporary kitchen is a standout feature, complete with stainless steel appliances, a spacious island with seating, and ample storage—perfect for casual meals or entertaining guests. The primary bedroom is thoughtfully designed with a walk-through closet that leads to a private ensuite, providing both comfort and practicality. A second bedroom and full bathroom offer flexibility for hosting guests, creating a home office, or pursuing hobbies. Additional conveniences include in-suite laundry, secure underground parking, and a dedicated storage locker. Le Beau is a pet-friendly and well-maintained building that enhances the appeal of this exceptional condo. Step outside to experience the lively Mission neighborhood, where trendy cafes, boutique shops, and acclaimed restaurants are just steps away. Nature lovers will appreciate the nearby Elbow River pathways, offering scenic trails for cycling, jogging, or leisurely walks. This is a rare opportunity to embrace upscale living in one of Calgary's most dynamic communities. Schedule your private viewing today to explore everything this exceptional condo has to offer! (id:6769)

4pc Bathroom 7.67 Ft x 4.92 Ft

4pc Bathroom 7.42 Ft x 5.00 Ft

Living room 17.42 Ft x 12.17 Ft

Dining room 12.00 Ft x 5.75 Ft

Kitchen 9.42 Ft x 8.08 Ft

Primary Bedroom 11.17 Ft x 9.25 Ft

Bedroom 10.50 Ft x 9.25 Ft

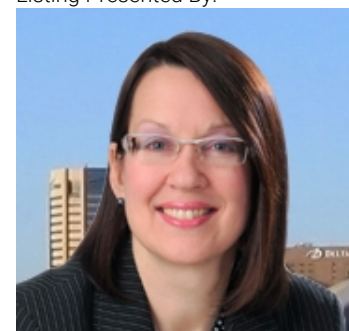
Laundry room 3.33 Ft x 2.75 Ft

Foyer 12.00 Ft x 4.83 Ft

Laundry room 3.33 Ft x 2.75 Ft

Other 9.08 Ft x 5.67 Ft

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

# RE/MAX<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd., Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net