



# 328 21 Avenue Calgary Alberta

\$365,000

Wow! An impressive, immaculate, upgraded, bright, top floor, south facing home in Le Beau, offering estate quality living. This ideally located well-kept building is in the heart of the sought after 'Mission District'. Bright, open, great room style living space with natural light spilling in through a wall of south facing windows. Front of building exposure with unobstructed southern views over the peaceful tree canopy. A generous size primary bedroom with full ensuite. Plus a den currently used as a walk-in-closet, or transform this flex space into a fitness room, home office, or a guest bedroom. Modern finishing with upgraded wood/granite kitchen (new stove), luxurious hardwood, a cozy gas fireplace, in suite washer/dryer and freshly painted neutral decor. Relax enjoying colourful sunrises and sunsets while sipping coffee on your roomy private balcony. You will love being able to walk to all your favourite restaurants, sidewalk patios, grocery stores and coffee shops. Only a few blocks to the natural areas along the Elbow River pathways, MNP Sports Centre, and a short stroll to downtown or the LRT. Take note of the important extras; indoor visitor parking, extra wide parking stalls, electronic security upgrades, sparkling clean common areas and parkade. Just move in, relax and enjoy your new carefree urban lifestyle! Click on the 3d for interactive floorplan. (id:6769)

Living room 16.75 Ft x 14.25 Ft

Den 11.42 Ft x 8.83 Ft

Primary Bedroom 11.33 Ft x 10.42 Ft

4pc Bathroom 10.08 Ft x 8.67 Ft

Other 10.92 Ft x 9.17 Ft

Listing Presented By:



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RE/MAX House of Real Estate

<http://stevhowes.remax.ca>



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