



## 328 21 Avenue Calgary Alberta

\$479,900

**\*\*\*EXCITING TOWNHOME IN THE HEART OF MISSION\*\*\*** Rare 2-storey townhome with fenced yard and 2 parking stalls. "Le Beau" is a well-managed concrete building located in the heart of Mission...a very desirable inner-city location close to exciting restaurants, cafes, shops, fitness and amenities. The walk score is off the charts! This townhome offers 1246 square feet located on the quieter, rear side of the building. The main floor has an open-plan layout with high ceilings, large windows, gas fireplace with stainless surround and sustainable bamboo hardwood flooring. The kitchen features an 8' island with overhang for stools...perfect for hanging out on your own or hosting family and friends. Also modern cabinetry and stainless appliances. Adjacent large walk-in pantry with excellent storage and in-suite laundry. Generous and flexible living and dining spaces plus a 2-piece bath to complete the main level. Step out to the rear yard with a 6' high fence and rear gate with lock...a private outdoor living space and ideal for pet owners. The upper level holds a spacious primary bedroom, second bedroom, 4-piece bath and significant flex space perfect for home workspace and/or additional living space. 2 titled parking stalls, side-by-side on the top level of the heated parkade and close to the elevator. Call for a private appointment and come check it out soon... (id:6769)

Foyer 11.42 Ft x 5.83 Ft  
 Living room 19.58 Ft x 10.25 Ft  
 Dining room 12.42 Ft x 8.67 Ft  
 Kitchen 11.00 Ft x 8.67 Ft  
 Laundry room 12.17 Ft x 3.08 Ft

2pc Bathroom Measurements not available  
 Other 12.83 Ft x 11.42 Ft  
 Primary Bedroom 16.50 Ft x 9.42 Ft  
 Bedroom 12.58 Ft x 9.33 Ft  
 4pc Bathroom Measurements not available

Listing Presented By:



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 CENTURY 21 BAMBER REALTY LTD.

<http://www.calgaryurbanhomes.com/>



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