



# 328 21 Avenue Calgary Alberta

\$335,000

(Open House Cancelled) Welcome to Le Beau - a quiet, boutique condo located in the desirable community of Mission. This charming 1 bedroom + den is situated on the TOP floor with sunny, SOUTH facing views and offers 734 sq ft of beautiful living space. Inside, discover a well-designed layout with an open floor plan, seamlessly connecting the living and dining areas. There's even room for a functional home office set-up! The kitchen has been updated with tasteful cabinetry and granite countertops, BRAND-NEW stainless-steel range, washer & dryer, window treatments for added privacy, and new paint throughout. The den, currently used as a walk-in-closet, could easily transform into a fitness room, home office, or an extra sleeping space. Enjoy sipping your morning coffee on the private balcony with incredible, unobstructed views to the south. On cooler days, embrace the cozy comfort of the indoor gas fireplace. This home comes with a TITLED, UNDERGROUND PARKING stall which offers extra room for additional storage, as well as secure guest parking. Convenience is at your doorstep, with a short walk to 4th street's most popular spot's including Mercato, Earls Tin Palace, Seed N Salt, Barry's Bootcamp, and Lululemon. Plus, it is walking distance to Calgary's downtown core, and MNP Community & Sports Centre. Discover the ease of condo living, schedule your private tour today! (id:6769)

Other 10.92 Ft x 9.17 Ft  
 Living room 16.75 Ft x 14.25 Ft  
 Den 8.83 Ft x 11.42 Ft

4pc Bathroom 10.08 Ft x 8.67 Ft  
 Primary Bedroom 11.33 Ft x 10.42 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX HOUSE OF REAL ESTATE

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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca