

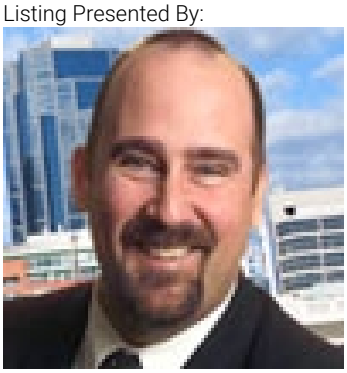
328 21 Avenue Calgary Alberta

$249,900

WELCOME to LE BEAU in the HEART OF MISSION, where INNER-CITY LIVING meets an incredible WALKABLE LIFESTYLE!!! Situated on the 5TH FLOOR, this 622.70 SQ. FT. condo offers 1 BEDROOM, 1 FULL BATHROOM, a PRIVATE BALCONY + TITLED UNDERGROUND PARKING--just steps from 4TH STREET, restaurants, cafes, parks + everyday amenities. Set in a CONCRETE 6-STOREY BUILDING, this is an outstanding opportunity to live in one of Calgary's most vibrant inner-city communities!!!Step through the FOYER into an OPEN FLOORPLAN where HARDWOOD FLOORING flows through the main living + dining areas. The DINING AREA sits beside the kitchen w/room for a table or flexible work-from-home setup, while TRACK + pendant lighting define the spaces without interrupting the open feel.The KITCHEN is thoughtfully laid out w/WARM wood cabinetry, TILE FLOORING + BACKSPLASH, GENEROUS counter space + a peninsula w/DOUBLE SINK + BREAKFAST BAR seating. SS appliances incl. a REFRIGERATOR, ELECTRIC STOVE, MICROWAVE, RANGE HOOD + DISHWASHER, while a PANTRY adds practical storage. Three pendant lights anchor the peninsula, creating a natural spot for morning coffee, casual meals + conversation.Continue into the expansive 26'6" LIVING ROOM, where the elongated layout creates distinct areas for relaxing + entertaining. A contrasting feature wall adds character, while the GAS FIREPLACE w/modern surround + built-in display shelving creates a warm focal point. Floor-to-ceiling windows bring in natural light + capture URBAN VIEWS, while a glass door opens onto the PRIVATE BALCONY w/BBQ GAS LINE--perfect for summer grilling + evenings overlooking the cityscape.The PRIMARY BEDROOM is a bright retreat w/HARDWOOD FLOORING, TWO LARGE WINDOWS capturing CITY VIEWS + DIRECT access to the BALCONY. A full wall of CLOSETS provides generous storage, while the nearby 4-PC BATHROOM feat. a SOAKING TUB/SHOWER combination + vanity w/storag...

Living room 26.50 Ft x 8.83 Ft
Kitchen 9.58 Ft x 8.17 Ft
Dining room 7.17 Ft x 6.67 Ft
Primary Bedroom 11.58 Ft x 8.58 Ft
Foyer 4.33 Ft x 4.17 Ft
Laundry room 3.25 Ft x 3.25 Ft
4pc Bathroom 8.75 Ft x 4.92 Ft
Other 9.58 Ft x 5.08 Ft

Listing Presented By:



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