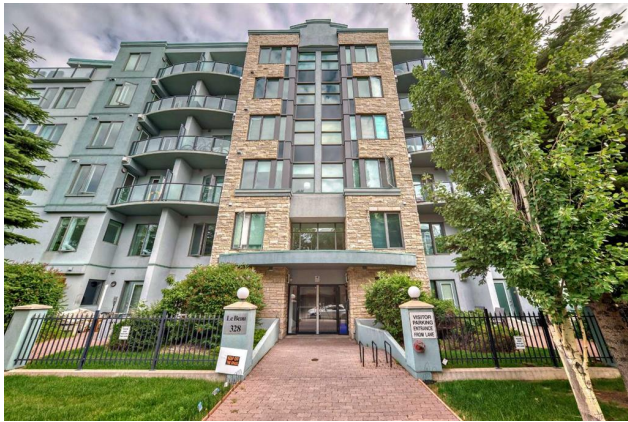


**328 21 Avenue #311, Calgary T2R 0E2**

MLS® #: **A2146289**      Area: **Mission**      Listing Date: **07/05/24**      List Price: **\$333,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$7k, 17-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **620**  
 Low Sqft:  
 Ttl Sqft: **620**

DOM

**140**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **None**

Construction: **Concrete**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`2" x 4`11"	Laundry	Main	3`7" x 3`1"
Kitchen With Eating Area	Main	9`7" x 10`6"	Dining Room	Main	11`9" x 10`11"
Living Room	Main	8`9" x 19`5"	Bedroom	Main	8`8" x 13`11"

Legal/Tax/Financial

Condo Fee: **\$371**      Title: **Fee Simple**      Zoning: **DC (pre 1P2007)**  
 Fee Freq:

Monthly

Legal Desc: 0715560

Remarks

Pub Rmks: **Welcome to this beautiful unit in The LeBeau! Located within one block from the shopping and dining hotspot in 4th street SW, this unit definitely shared the fun and wonderful lifestyle in the 4th street SW and 17 avenue. It is in walking distance to Calgary's downtown core, MNP Community & Sports Centre and most importantly, the C-train station and Elbow riverside beach are just 5-10 minutes walk. Featuring 620 square feet, 1 bedroom, in-unit laundry and a full kitchen, this unit has everything you need. Kitchen appliances include refrigerator, microwave hood, electric oven and stove and a dishwasher, this is everything you need in a kitchen. 1 parking stall in the underground parking is included as well. Balcony has close to 50 square feet of area. Plus, the backlane of this building is paved. Bustling but tranquil is the conclusion of the living style here. Come check this out.**

Inclusions: N/A  
Property Listed By: **First Place Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













