



THE
A-TEAM

**RE/MAX
FIRST**

509 21 Avenue #205, Calgary T2S 0G9

MLS®#: **A2167818** Area: **Cliff Bungalow** Listing Date: **09/24/24** List Price: **\$424,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 07-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**

Finished Floor Area
 Abv Sqft: **1,025**
 Low Sqft:
 Ttl Sqft: **1,025**

DOM

88
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Titled,Underground**

Utilities and Features

Roof:
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Storage**

Construction: **Brick,Concrete,Stucco**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`10" x 11`5"	4pc Ensuite bath	Main	4`11" x 7`9"
Bedroom	Main	9`9" x 10`11"	4pc Bathroom	Main	7`11" x 5`1"
Kitchen	Main	10`0" x 8`4"	Dining Room	Main	7`10" x 9`9"
Living Room	Main	14`5" x 11`8"	Walk-In Closet	Main	4`9" x 7`9"
Laundry	Main	7`9" x 6`2"	Entrance	Main	7`6" x 4`0"
Balcony	Main	11`9" x 5`8"			

Legal/Tax/Financial

Condo Fee:
\$796

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0611805**

Remarks

Pub Rmks: *****PRICED TO SELL*** This beautiful and spacious condo located on a gorgeous tree-lined avenue in the heart of Cliff Bungalow/Mission in the Mission Gate Building is a rare opportunity to call home. Just steps away, you'll find Mission's vibrant 4th Street Village, brimming with great restaurants, pubs, trendy shops, fitness options, grocery stores, and more. A short walk takes you to the walking/biking paths along the Elbow River, while downtown, the bustling restaurants and nightlife of 17th Avenue as well as transit, schools, the MNP Centre and Stampede Park are just minutes away. Over 1,000 sq ft, this unit in a quiet concrete building offers high ceilings, lots of natural light and gorgeous hardwood floors throughout. The spacious kitchen features ample cabinets with granite counters, stainless-steel appliances and a gas stove. The living room has a corner gas fireplace, additional nook for a home office or dining area, as well as access to the south facing back deck. The large primary bedroom is a true retreat, featuring a walk-through closet and a private ensuite bathroom. The second bedroom is also a good size and is well situated next to the second full 4-piece bathroom. The convenience of a large storage/laundry room with in-suite laundry adds an extra touch of comfort, and you can say goodbye to parking worries with your dedicated titled underground parking spot that also includes additional storage. Don't miss out on the chance to make this your own and experience the excitement of urban living in one of Calgary's most desirable neighbourhoods.**

Inclusions:
Property Listed By: **Kitchen Stools and entry side table
CIR Realty**

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











