



THE
A-TEAM

**RE/MAX
FIRST**

328 21 Avenue #305, Calgary T2S 0G8

MLS® #: **A2182801** Area: **Mission** Listing Date: **12/11/24** List Price: **\$300,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2007**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Heated Garage,Underground

Finished Floor Area

Abv Sqft: **628**
 Low Sqft:
 Ttl Sqft: **628**

DOM

10
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt,Rolled/Hot Mop**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features,No Animal Home,Open Floorplan,Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	28`10" x 38`5"	4pc Bathroom	Main	9`2" x 4`11"
Dining Room	Main	10`8" x 10`7"	Kitchen	Main	8`4" x 9`6"
Living Room	Main	10`10" x 14`3"	Office	Main	8`10" x 7`9"

Legal/Tax/Financial

Condo Fee: **\$371** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **0715560**

Remarks

Pub Rmks: **Christmas comes early! Priced to sell in time for the holidays, this is a great opportunity to get into LE BEAU (The Beautiful), a coveted 6-storey CONCRETE building. This upscale condo is located in Mission, one of the most walkable neighborhoods in Calgary. The city's trendiest restaurants, cafes and shops are just to the west and the Elbow River's green space and pathways are just a few blocks east. As you enter the apartment you'll find a comfortable and practical entryway that features a CUSTOM-MADE CLOSET that provides ample storage. This SOUTH-FACING unit gets wonderful light that gleams off the HARDWOOD flooring throughout the spacious living areas. The kitchen has a super functional layout, full height backsplash, stainless steel appliances, and a versatile eating bar/workspace. Additional great features include another custom-made storage unit, IN-SUITE LAUNDRY room, a cozy nook with a gas FIREPLACE, a covered south-facing BALCONY with a gas line for those summer (and occasional chinook) barbecues. This solid unit represents unbeatable value with a titled heated underground PARKING space, visitor parking, and LOW CONDO FEES (\$372) that include all utilities except electricity. Book your showing today.**

Inclusions:
Property Listed By: **Custom made storage units
CIR Realty**

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







