



**303, 1502 21 Avenue SW  
Calgary, Alberta**

**MLS # A2284762**



**\$179,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	534 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 429
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, See Remarks		

<b>Inclusions:</b>	n/a
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Welcome to this stylish, move-in-ready one-bedroom condo in the heart of Bankview—just steps from the buzz of Uptown 17th Avenue. Tucked into the southwest corner of a quiet, concrete building, this bright third-floor home is flooded with natural light and showcases a smart, modern layout. Durable laminate flooring runs throughout the main living space, where a sun-soaked, south-facing living room opens to a large private balcony—perfect for relaxing or entertaining. A dedicated dining area features a mirrored accent wall that amplifies light and space, while the sleek galley kitchen impresses with glossy white cabinetry, glass tile backsplash, granite countertops, and stainless steel appliances. The cozy bedroom offers plush carpeting and a generous, organizer-equipped closet, and the renovated bathroom is finished with tiled floors, a stylish vanity, and a low-flow dual-flush toilet. Additional perks include ample storage, an assigned outdoor parking stall, and an oversized storage locker conveniently located in the ground-floor laundry room with free access to two washers and dryers. Just minutes from boutique shops, cafés, the Sunalta LRT, and downtown Calgary, this is an exceptional opportunity to live in one of the Beltline's most desirable communities.