



**301, 328 21 Avenue SW  
Calgary, Alberta**

**MLS # A2292771**



**\$399,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Off Street, Oversized, Parkade, Secured, See Remarks, Side		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 537
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Wow. Wow. Wow! Here is an incredible opportunity to own a bright, sunny 2 bedroom, 2 bath apartment condo in a PRIME MISSION LOCATION only steps to everything fun and essential in Mission and along the 17th Avenue strip. This outstanding apartment is situated on a QUIET, TREE-LINED STREET in a wonderfully maintained, secure building - the coveted Le Beau. This third floor corner unit provides AMPLE LIGHT on 2 sides of the unit with each bedroom awash in sun, along with a BRIGHT SPACIOUS DINING AREA WITH GARDEN DOOR TO A PRIVATE DECK WITH A VIEW. The unit boasts a BRIGHT OPEN PLAN with a very LARGE LIVING ROOM, a gas fireplace, a SPACIOUS KITCHEN with large CORNER PANTRY, stainless steel appliances, 2 decent sized bedrooms both of which have BUILT-IN CLOSET ORGANIZERS to minimize the need for dressers and clutter, the primary boasting its own 4 pc ensuite and the second bedroom serviced by another full 4 pc bath. Add to this a CONVENIENT IN-SUITE LAUNDRY with FULL SIZED WASHER AND DRYER, BAMBOO FLOORING in the principal areas and NEW LVP FLOORING in each bedroom and the hall-way. This unit is in a wonderful QUIET LOCATION IN THE BUILDING and beyond this features TWO TITLED UNDERGROUND PARKING STALLS that are absolutely HUGE in a secure, heated parkade and must be seen to be believed. These two stalls are among the largest in the building and are situated together with NO OTHER VEHICLES on either side of them. Don't need two stalls? Rent one out for an amazing monthly price, or sell one to someone else in the building and pocket the cash. This outstanding unit also comes with secure underground storage locker that, astonishingly, is almost DOUBLE THE SIZE of a standard locker. This wonderful unit has been freshly painted, is clean and is

move-in ready. With a super-reasonable monthly condo fee, a pet-friendly building and a prime Mission location this amazing apartment must be seen. Don't miss viewing today. It's extremely hard to get all of this in Mission for this price.