



205, 509 21 Avenue SW  
Calgary, Alberta

MLS # A2167818



**\$424,900**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 796
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Kitchen Stools and entry side table

\*\*\*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.