

# \$355,900 - 602, 328 21 Avenue Sw, Calgary

MLS® #A2203678

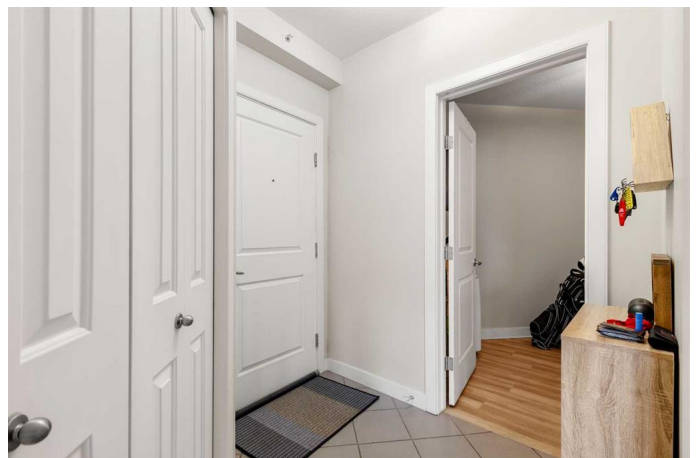
**\$355,900**

1 Bedroom, 1.00 Bathroom, 741 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Stunning Top-Floor Condo in the Heart of Mission District! Welcome to Le Beau, an upgraded, bright, and immaculate condo offering exceptional quality living in the highly sought-after Mission District. This top-floor unit boasts unobstructed south-facing views over a tranquil tree canopy, providing peace and privacy. This concrete-constructed 1-bedroom + den home is packed with elegant upgrades, including bamboo hardwood floors, stainless steel appliances, granite countertops, and a cozy gas fireplace with a stainless surround. The 9'™ ceilings amplify the sense of space, while the large south-facing balcony™ with a glass wind guard, metal railing, and gas outlet for BBQ™ offers the ideal setting for enjoying colorful sunrises and sunsets. The convenience of in-suite laundry (washer/dryer combo) adds to the appeal, and the location can™t be beaten. You™ll be just steps away from popular restaurants, sidewalk patios, grocery stores, and coffee shops. The Elbow River pathways and MNP Sports Centre are right at your doorstep, while downtown and the LRT are only a short stroll away, making commuting effortless. Additional highlights include indoor visitor parking, extra-wide parking stalls, electronic security upgrades, and impeccably maintained common areas and parkade. A heated, titled parking stall is included, with bike storage available upon request. Situated just off vibrant 4th Street, this condo offers a peaceful and carefree urban lifestyle, with everything you need within



easy reach. Move in and enjoy the vibrant, walkable lifestyle this stunning condo offers!

Built in 2009

### Essential Information

MLS® #	A2203678
Price	\$355,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	741
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	602, 328 21 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0G8

### Amenities

Amenities	Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	6

## Exterior

Exterior Features Balcony, Playground  
Construction Concrete, Stone, Stucco

## Additional Information

Date Listed March 31st, 2025  
Days on Market 3  
Zoning DC

## Listing Details

Listing Office Top Producer Realty and Property Management

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.