

# \$309,900 - 402, 328 21 Avenue Sw, Calgary

MLS® #A2239649

## \$309,900

1 Bedroom, 1.00 Bathroom, 620 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to Le Beau – a quiet, boutique condo located in the desirable community of Mission. This charming 1 bedroom 1 bathroom condo is located on the fourth floor where you will find stunning sunny south facing views. This unit offers 620 sq ft of beautiful living space! Inside, discover an open floor plan that seamlessly connects the living and dining areas. The kitchen has tasteful cabinetry, granite countertops and stainless steel appliances. This unit includes an in-suite washer and dryer, new paint and new carpet in the bedroom. Enjoy sipping your morning coffee on your private south facing balcony. On cooler days embrace cozy comfort with your indoor gas fireplace! This condo comes with a titled underground parking stall as well as secure guest parking. Convenience is at your doorstep, with a short walk to 4th street’s most popular spots, and a multitude of trendy restaurants and shops! Discover the ease of condo living, book your showing today!

Built in 2007

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2239649  |
| Price      | \$309,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 620               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 402, 328 21 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 0G8               |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Elevator(s), Other, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                    |
| Parking        | Heated Garage, Parkade, Underground                  |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Storage |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings                                        |
| Heating           | Baseboard                                                                                                       |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas                                                                                                             |
| # of Stories      | 6                                                                                                               |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony, Other          |
| Construction      | Concrete, Other, Stucco |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 24th, 2025 |
|-------------|-----------------|

|                |                 |
|----------------|-----------------|
| Days on Market | 8               |
| Zoning         | DC (pre 1P2007) |

## **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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.