

**402, 328 21 Avenue SW
Calgary, Alberta**

MLS # A2239649



\$309,900

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	620 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Other, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 383
Basement:	-	LLD:	-
Exterior:	Concrete, Other, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

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 spot's, and a multitude of trendy restaurants and shops! Discover the ease of condo living, book your showing today!