

105, 230 21 Avenue SW  
Calgary, Alberta

MLS # A2269223



# \$345,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	961 sq.ft.	Age:	1959 (66 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 635
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Unknown	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Bookcases, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage		

**Inclusions:** Built ins in office, black white board in office, corner work out clips in office for band workouts.

**\*\*VIDEO WALKTHROUGH OF THE HOME WITHIN THE MULTIMEDIA LINK\*\***Welcome to your new home in one of Calgary's most desirable neighborhoods &mdash; Mission. Nestled on a quiet, tree-lined street directly next to the Elbow River, Lindsay Park, and the MNP Community & Sport Centre, this condo offers the perfect blend of tranquility and urban convenience. This spacious 2-bedroom, 1-bathroom residence boasts over 900 sq. ft. of thoughtfully designed living space. The large kitchen features a new stove, ample cabinetry, and a generous pantry for extra storage. The primary bedroom offers plenty of room to unwind, while the second bedroom, complete with built-in shelving, is ideal for a home office or guest space. Enjoy the warmth and character of original hardwood floors that flow seamlessly throughout, leading to a welcoming living room with a cozy gas fireplace and built-in bookshelf &mdash; perfect for relaxing evenings at home. Step outside to the beautifully landscaped courtyard overlooking the river, where you can soak up the sunshine on peaceful summer afternoons. This well-managed building features low condo fees and a strong reserve fund, offering peace of mind for years to come. Located in a never-flooded building (even during the 2013 flood), this home offers both security and serenity &mdash; all within walking distance of Mission's vibrant shops, caf&eacute;s, and restaurants. Don't miss your chance to own in this exceptional location. Book your private showing today!