104 509 21 Avenue SW

Calgary | Active | MLS® A2357264

$399,500









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2006**	**1,026.16 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Discover exceptional inner-city living in the highly coveted community of Cliff Bungalow! Offering over 1,000 sq. ft. of thoughtfully designed living space, this spacious 2-bedroom, 2-bathroom main-floor apartment combines comfort, functionality, and an unbeatable location. The interior features beautiful hardwood flooring, a massive living room with gas fireplace perfect for entertaining or relaxing, and a well-appointed dining area. The generous primary bedroom offers a walk-through closet leading to a private 4-piece ensuite, while the spacious secondary bedroom and additional 4-piece bathroom provide excellent flexibility for guests, family, or a home office. Additional highlights include a welcoming foyer, a full-sized laundry and storage room, titled underground parking, and an additional storage locker. Situated just steps from the vibrant 4th Street corridor, you'll enjoy walking distance to some of Calgary's best restaurants, cafés, boutique shopping, and everyday amenities. An exceptional opportunity to enjoy spacious condo living in one of Calgary's most desirable inner-city neighbourhoods!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357264
Bedrooms	2
Bathrooms	2
Year Built	2006
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,026.16 sq. ft.
Condo Fee:	$812.43

Condo Fee Includes:	Common Area Maintenance, Heat, Interior Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	0
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2006 (Age: 20)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0611805
Heating:	Central
New Constr.:	No
Construction Material:	Brick, Stucco
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Central Air

Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	No
Parking:	Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Mission Gate
Community:	Cliff Bungalow
Amenities:	None
Appliances:	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None.
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 15' × 11'6" ·
Main Floor	Kitchen · 9'9" × 8'8" ·
Main Floor	Dining Room · 9'9" × 7'10" ·
Main Floor	Bedroom - Primary · 13'10" × 11'5" ·
Main Floor	Bedroom · 10'11" × 9'9" ·
Main Floor	Foyer · 7'6" × 4'1" ·
Main Floor	Laundry · 7'9" × 6'10" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Breakfast Bar, Open Floorplan, Stone Counters
Exterior Features:	BBQ gas line
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/104-509-21-avenue-sw-calgary-a2357264/

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