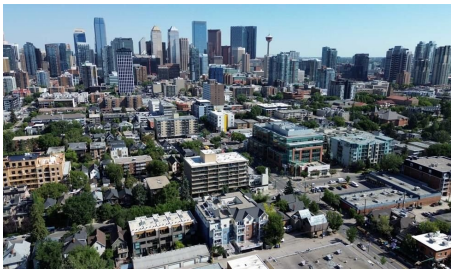
202 509 21 Avenue SW

Calgary | Active | MLS® A2334793

$409,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2006**	**1,028.12 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TrustPro Realty

A closer look

Welcome to comfortable inner-city living in the desirable community of Cliff Bungalow. Offering 1,028 sq. ft. of RMS-measured living space, this bright and inviting home features two bedrooms, two bathrooms and a functional layout designed for everyday comfort.

Hardwood flooring adds warmth and character throughout the main living areas, while the spacious rooms and abundant natural light create an open and welcoming atmosphere. The kitchen features quartz countertops, a gas stove, and recently replaced refrigerator and dishwasher, offering a practical and attractive space for cooking and entertaining. The versatile second bedroom is ideal for family, guests, a roommate or a dedicated home office.

Located in a concrete building, the home benefits from enhanced privacy and sound insulation. Additional features include air conditioning, in-unit laundry and a titled underground parking stall, adding comfort and convenience year-round.

Ideally located within walking distance of Western Canada High School and close to Rideau Park School, public transit and downtown. Enjoy easy access to the shops, cafés and restaurants along 4th Street SW, Mission and 17th Avenue, all while benefiting from the comfort of an established residential neighbourhood. An excellent opportunity for buyers seeking space, convenience and a highly walkable inner-city lifestyle.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334793
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:	1,028.12 sq. ft.
Condo Fee:	$812.43
Condo Fee Includes:	Gas, Heat, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
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, Fireplace(s)
New Constr.:	No
Construction Material:	Stucco
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes

Flooring:	Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	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:	Elevator(s), None, Parking, Storage
Appliances:	Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions
Main Floor	Bedroom · 10'11" × 9'10" ·
Main Floor	Dining Room · 15'6" × 7'11" ·
Main Floor	Kitchen · 10'1" × 7'9" ·
Main Floor	Laundry · 7'9" × 6'10" ·
Main Floor	Living Room · 11'4" × 10'10" ·
Main Floor	Bedroom - Primary · 13'11" × 11'6" ·
Title to Land:	Fee Simple
Community Features:	None

Interior Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	MC-2
Listed Date:	Aug 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/202-509-21-avenue-sw-calgary-a2334793/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.