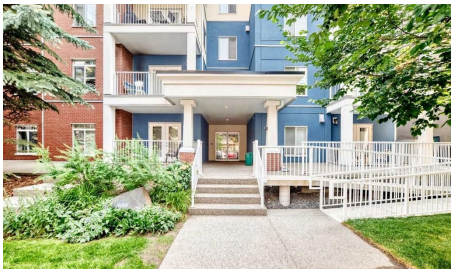
305 509 21 Avenue SW

Calgary | Active | MLS® A2336561

$410,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2006**	**1,035.5 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by PG Direct Realty Ltd.

A closer look

Visit REALTOR® website for additional information. Nestled in the Heart of Mission! This freshly renovated, move-in-ready corner unit offers 2 bedrooms, 2 bathrooms, and approximately 1,035 sq. ft. of bright, comfortable living space. Located on the third floor, the desirable corner position provides plenty of natural light, while the south-facing balcony offers sunny afternoons and great views. The inviting layout features a cozy gas fireplace, a well-equipped kitchen with all appliances, and a separate laundry room with washer and dryer. Heating, air conditioning, and gas are included. Additional features include one secure underground parking stall, a locked storage unit, bike racks, and guest parking. This well-maintained, professionally managed concrete building is ideally located just off vibrant 4th Street and only a 10-minute walk to downtown. Vacant and ready for immediate possession-an excellent opportunity to own a bright, beautifully updated home in the heart of Mission!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336561
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:	1,035.5 sq. ft.
Condo Fee:	$812.43
Condo Fee Includes:	Gas, Heat, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water

Acreage:	No
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
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:	In Floor
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Stucco
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate

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:	Cliff Bungalow Townhouses
Community:	Cliff Bungalow
Amenities:	None
Appliances:	Dishwasher, Dryer, Garburator, Gas Range, Microwave, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Entrance · 7' × 4'1" ·
Main Floor	Laundry · 7'9" × 6'10" ·
Main Floor	Bedroom · 10'11" × 9'10" ·
Main Floor	Kitchen · 9'1" × 8'9" ·
Main Floor	Dining Room · 12'2" × 10'4" ·
Main Floor	Breakfast Nook · 15'8" × 7'11" ·
Main Floor	Living Room · 11'8" × 10'7" ·
Main Floor	Balcony · 11'6" × 5'7" ·
Main Floor	Bedroom - Primary · 13'10" × 11'5" ·

Main Floor	Walk-In Closet · 7'9" × 4'9" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Elevator, Laminate Counters, Open Floorplan
Exterior Features:	None
Patio And Porch Features:	Balcony(s), Wrap Around
Lot Features:	Other
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Aug 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/305-509-21-avenue-sw-calgary-a2336561/

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

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