310 328 21 Avenue SW

Calgary | Active | MLS® A2352854

$329,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2007**	**838 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

Experience the perfect combination of effortless modern style and urban convenience in this spacious bedroom + DEN condo with underground parking, ideally located in Calgary’s vibrant Mission district, only a 15 minute walk from downtown. Ideal for professionals who want to be close to everything, this home in the sought-after Le Beau building offers a blend of contemporary design and functional living. Inside, you’ll find ceramic tile and bamboo flooring, a spacious entrance and a bright, open-concept layout with large windows that bathe the space in natural light. The contemporary kitchen is a standout feature with a granite counters, a spacious island with seating, and ample storage-perfect for casual meals or entertaining guests. The open dining and living room space offers a gas fireplace to cozy up to and a balcony with gas bbq line. The primary bedroom is thoughtfully designed with a walk-in closet that leads to a cheater ensuite 4 piece bath, providing both comfort and practicality. The versatile den offers flexibility for hosting guests, creating a home office or work out space, storage or pursuing hobbies. Additional conveniences include in-suite laundry and secure titled underground parking. Le Beau is a pet-friendly and well-maintained building that enhances the appeal of this exceptional condo. Step outside to experience the lively Mission neighborhood, where trendy cafes, boutique shops and acclaimed restaurants are steps away and waiting to be discovered. Spend your weekends exploring the Lilac Festival, Stampede celebrations, or simply walking to nearby parks and pathways. Nature lovers will appreciate the nearby Elbow River pathways, offering scenic trails for cycling, jogging, or leisurely walks. Whether you're buying your first home, upgrading your lifestyle, starting your investment portfolio or looking for a walkable urban retreat, this is a rare opportunity to embrace upscale living in one of Calgary’s most dynamic communities. Schedule your private viewing today to explore everything this exceptional condo has to offer!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352854
Bedrooms	1
Bathrooms	1
Year Built	2007
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:	838 sq. ft.
Main Level Finished Area:	838 sq. ft.
Condo Fee:	$514.98
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	3
Stories Total:	6
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2007 (Age: 19)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	1
Plan:	0715560
Heating:	In Floor
New Constr.:	No
Construction Material:	Concrete, Stone, Stucco

Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Ceramic Tile, Wood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	No
Garage Spaces:	1
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Le Beau
Community:	Mission
Amenities:	Bicycle Storage, Elevator(s), Parking, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Bedroom - Primary · 16'1" × 12'2" ·
Main Floor	Den · 13'5" × 6'11" ·
Main Floor	Dining Room · 16'3" × 9'8" ·
Main Floor	Entrance · 10'2" × 7'2" ·
Main Floor	Kitchen · 16'3" × 7'5" ·

Main Floor	Living Room · 14'2" × 12'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, Track Lighting, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/310-328-21-avenue-sw-calgary-a2352854/

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