311 328 21 Avenue SW

Calgary | Active | MLS® A2353114

$315,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2007**	**620.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Welcome to this beautiful unit in The LeBeau! Located within one block from the shopping and dining hotspot in 4th street SW, this unit definitely shared the fun and wonderful lifestyle in the 4th street SW and 17 avenue. It is in walking distance to Calgary’s downtown core, MNP Community & Sports Centre and most importantly, the C-train station and Elbow riverside beach are just 1-2 minutes walk. Featuring 620 square feet, 1 bedroom, in-unit laundry and a full kitchen, this unit has everything you need. Kitchen appliances include refrigerator, microwave hood, electric oven and stove and a dishwasher, this is everything you need in a kitchen. 1 parking stall in the underground parking is included as well. Balcony has close to 50 square feet of area. Plus, the backlane of this building is paved. Bustling but tranquil is the conclusion of the living style here. Current tenant is on periodic tenancy but she is stable and willing to stay. Come check this out.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353114
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:	620.8 sq. ft.
Main Level Finished Area:	620.8 sq. ft.
Condo Fee:	$383.15

Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, 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:	1 Common Wall
Total Rooms Above Grade:	4
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:	0
Plan:	0715560
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Hardwood
Cooling:	None
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:	Le Beau
Community:	Mission
Amenities:	Elevator(s)
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	Pets Allowed, Restrictive Covenant
Pets Allowed:	Restrictions
Main Floor	Laundry · 3'7" × 3'1" ·
Main Floor	Kitchen With Eating Area · 10'6" × 9'7" ·
Main Floor	Dining Room · 11'9" × 10'11" ·
Main Floor	Living Room · 19'5" × 8'9" ·
Main Floor	Bedroom · 13'11" × 8'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	None
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/311-328-21-avenue-sw-calgary-a2353114/

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