

304, 1502 21 Avenue SW  
Calgary, Alberta

MLS # A2181097



**\$210,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	537 sq.ft.	<b>Age:</b>	1968 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 431
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Jetted Tub, Laminate Counters, No Smoking Home, Soaking Tub, Storage		

**Inclusions:** n/a

This impeccably maintained condo combines comfort, style, and functionality in the sought-after community of Bankview. The space is beautifully finished with rich wood laminate flooring, big bright windows, and high-quality newer cabinets. The kitchen features ceramic tile, frosted glass cabinet fronts, and recessed halogen lighting, creating a modern and distinctive atmosphere. Extended cabinetry includes a built-in workstation by the window, providing a practical and stylish space for work or study. With ample drawers, closets, and a private storage room downstairs, this home offers exceptional storage solutions. The architectural details, including exposed beams, add charm and character, while the spacious west-facing balcony is the perfect spot to unwind or enjoy evening BBQs. The unit is part of a quiet concrete building, ensuring peace and privacy, and includes free access to front-load laundry machines. Located just two blocks from the vibrant 17th Avenue SW, this home is surrounded by excellent amenities. Nearby parks include Tomkins Park, a charming green space with mature trees and seating areas, and Nimmons Park, offering open spaces for relaxation and recreation. For dining options, residents can enjoy local favourites such as Buon Giorno Ristorante Italiano, known for its authentic Italian cuisine, and Bira 17 Bar & Kitchen, offering a diverse menu in a modern setting. Cafés like Qamaria Yemeni Coffee Co. provide cozy spots for coffee enthusiasts. Commuting is simple, with a bus stop one block away and the Sunalta CTrain station a short 15-minute walk. Downtown Calgary is also within easy reach, whether by bike or on foot. The property includes a private parking stall and plenty of street parking, ensuring convenience for residents and guests alike. This home blends modern style with a prime location, offering a lifestyle you'll be

proud to call your own.