

**305, 2121 98 Avenue SW**  
**Calgary, Alberta**

**MLS # A2213562**



**\$449,900**

<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Views		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 690
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** All unattached goods are sold as-is where-is and are not guaranteed and no representations or warranties whatsoever are given in connection therewith. As per Schedule "A"

Move-in ready 2 bedroom, 2 bathroom TOP FLOOR unit overlooking a treed green space and park! Incredibly located within walking distance to South Glenmore Park, Oakridge Mall, Southland Leisure Centre and Glenmore landing for endless amenities and recreation. After all of that adventure come home to a quiet sanctuary with no neighbours above! This large floor plan boasts over 1,090 sq. ft, hardwood floors, central air conditioning and sunny south exposure with loads of natural light. Culinary exploration is inspired in the kitchen with ample cabinet space, a pantry for extra storage, a breakfast bar on the peninsula island and clear sightlines for unobstructed conversations. The living room invites relaxation in front of the gas fireplace flanked by windows. Easily entertain in the dining room or host barbeques on the adjacent balcony with a gas line, glass railings and beautiful park views. The primary bedroom is a massive oasis boasting plenty of room for king-sized furniture, storage for even the most extensive wardrobe in the large walk-in closet and a private 3-piece ensuite, no more sharing! The second bedroom and 4-piece bathroom are ideally located on the other side of the unit for ultimate privacy. In-suite laundry, titled underground parking and a secure, assigned storage locker add to your comfort and convenience. Don't miss your chance at this wonderful top floor unit within a quiet complex in an unbeatable, extremely walkable location!