

# \$399,800 - 307, 230 21 Avenue Sw, Calgary

MLS® #A2202235

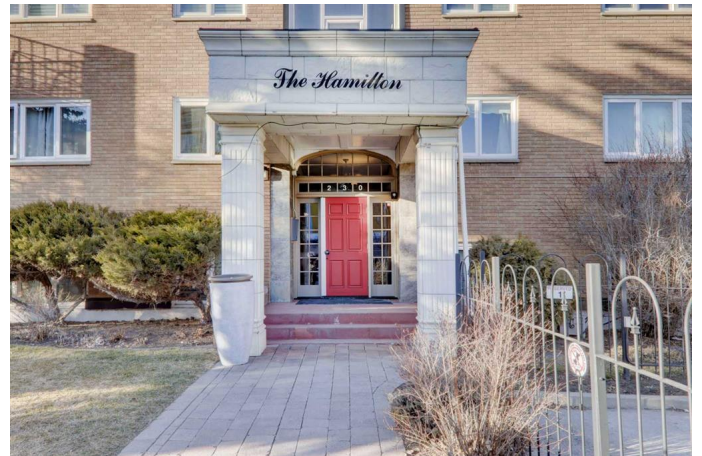
**\$399,800**

2 Bedroom, 1.00 Bathroom, 971 sqft  
Residential on 0.00 Acres

Mission, Calgary, Alberta

**\*\*Open House: Friday, March 14 from 3pm to 5pm and Saturday, March 15 from 1pm to 4pm\*\* RARE RIVERFRONT CONDO | INNER-CITY TOP FLOOR CORNER UNIT | PRIME INVESTMENT OPPORTUNITY**

Discover this one-of-a-kind top-floor corner unit in "The Hamilton"™ - a highly sought after character building in the heart of Mission. This top floor corner unit is situated in a rare Elbow River riverfront location (safely out of the flood and fringe zones) with unmatched privacy including a shared secure and secluded garden area along the riverbank accessible only by residents. This unit features stunning views in three directions"north to the city skyline, south to the river and private garden, and west to the water"this is urban living at its finest. This top floor corner unit has no shared walls " a rare feature - and large windows on three sides filling this spacious 2-bedroom, 1-bathroom suite with natural light. The large balcony is the perfect place to take in the amazing river view. It comes complete with a gas connection for bbq to enjoy this view over dinner with family and friends. Inside, you"ll find hardwood floors and a cozy gas fireplace, perfect for year-round enjoyment. 2 generous sized bedrooms, a 4 piece bathroom, in-suite washer/dryer, secure bike storage and an assigned parking stall add to the convenience. Located in a quiet cul-de-sac, "The Hamilton"™ has easy access to a plethora of parks and trails and is just steps across the walking bridge to MNP



Community & Sports Centre and a short stroll to the future Scotia Place Sports & Entertainment Centre. Walk or bike to the vibrant shops, caf  s, and restaurants on 4th Street and 17th Ave. And, with just a short commute to downtown, this is a prime location for both investors and residents seeking the best of inner-city living. Whether you're looking for an exceptional rental property or a beautiful place to call home, this rare riverfront inner-city condo is a must-see. Don't miss out - schedule your private viewing today.

Built in 1959

### Essential Information

MLS�� #	A2202235
Price	\$399,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	971
Acres	0.00
Year Built	1959
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	307, 230 21 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0G6

### Amenities

Amenities	None
Parking Spaces	1

Parking Off Street, Stall

### **Interior**

Interior Features No Smoking Home  
Appliances Dishwasher, Dryer, Electric Range, Washer  
Heating Baseboard, Boiler, Hot Water, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
# of Stories 3

### **Exterior**

Exterior Features Balcony, Garden  
Construction Concrete, Wood Frame

### **Additional Information**

Date Listed March 13th, 2025  
Days on Market 1  
Zoning Direct Control (DC)

### **Listing Details**

Listing Office Real Estate Professionals Inc.

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