

# \$449,900 - 305, 2121 98 Avenue Sw, Calgary

MLS® #A2213562

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,092 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

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!



Built in 2004

## Essential Information

MLS® #	A2213562
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	305, 2121 98 Avenue Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4S6

## Amenities

Amenities	Elevator(s), Guest Suite, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

## Interior

Interior Features	Breakfast Bar, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	See Remarks
Heating	In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3

**Exterior**

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	84
Zoning	DC

**Listing Details**

Listing Office	Real Broker
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