# \$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!







### **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 59

Zoning DC

# **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.