

# \$489,900 - 210, 2121 98 Avenue Sw, Calgary

MLS® #A2196614

## \$489,900

2 Bedroom, 2.00 Bathroom, 1,057 sqft  
Residential on 0.00 Acres

Palliser, Calgary, Alberta

Gorgeous 2br, 2ba END UNIT condo in excellent location next to green space, Southland Leisure Centre, Glenmore Reservoir (sailing, hiking, biking and shopping at the landing), Heritage Park, bus routes and shopping. Residents report this to be one of the best-managed and well-kept condos in the city! Beautiful west-facing balcony lets you enjoy long peaceful evenings and sunsets. Impressive 9â€™™ ceilings throughout, with classic hardwood floors and over-sized windows. Spacious unit with over 1050 sqft. Large master bedroom with roomy ensuite. Gas fireplace, central air conditioning, in suite laundry, window coverings, 1 heated underground parking with electric outlet and a dedicated storage unit near parking spot. Convenient visitor parking just outside the front entrance of the building. This complex has a dedicated guest suite available for visitors (which means you can use your 2nd bedroom for whatever you like!). This is an adult-living, no-smoking condo (35+) that allows pets (with board approval). Quick possession available.

Built in 2004

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2196614  |
| Price     | \$489,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,057             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 210, 2121 98 Avenue Sw |
| Subdivision | Palliser               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2V 4S6                |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Parking, Snow Removal, Visitor Parking, Guest Suite, Party Room |
| Parking Spaces | 1   |
| Parking        | Underground   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Elevator  |
| Appliances        | Dishwasher, Electric Oven, Refrigerator, Washer/Dryer Stacked, Garburator |
| Heating           | In Floor  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| # of Stories      | 3   |

### **Exterior**

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Stucco  |

### **Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | February 27th, 2025 |
|-------------|---------------------|

|                |    |
|----------------|----|
| Days on Market | 36 |
| Zoning         | DC |

### **Listing Details**

Listing Office            Real Estate Professionals Inc.

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