

\$439,900 - 305, 2121 98 Avenue Sw, Calgary

MLS® #A2248007

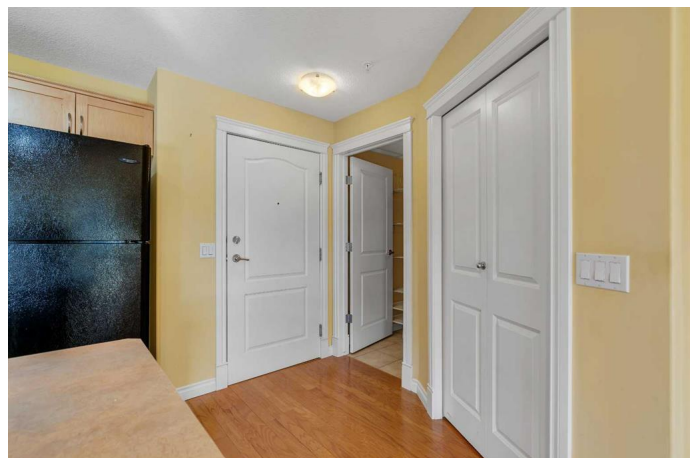
\$439,900

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® #	A2248007
Price	\$439,900
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), Secured Parking, Visitor Parking, Guest Suite
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	August 12th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

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.