

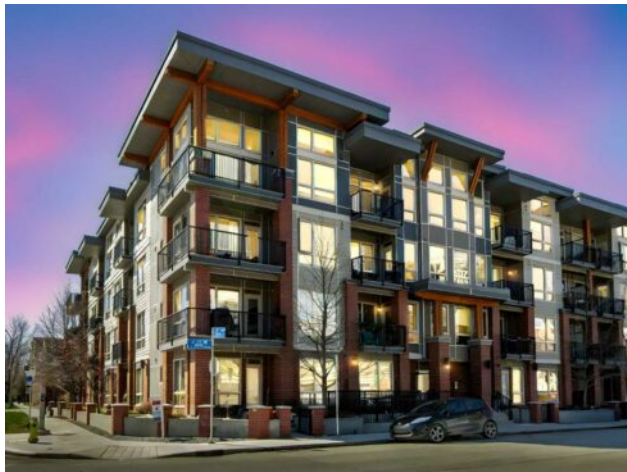


**GRASSROOTS**  
REALTY GROUP

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**330, 305 18 Avenue SW**  
**Calgary, Alberta**

**MLS # A2215953**



**\$329,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	555 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 393
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** TV in living room and wall mount

Welcome to District this trendy condo complex is located in the heart of one of Calgary's most desired inner-city communities of Mission. Situated on 18th Ave this fabulous building is located just steps from the Elbow River, a short walk to 17th Ave & 4th Street, located centrally to all the amazing amenities restaurants, boutiques, cafes, and downtown vibes the Mission is known for. This great 3rd-floor 1 bedroom/1bathroom unit features air conditioning in the bedroom and offers a great floor plan that features spacious living with large north-facing windows, a modern sleek kitchen showcasing a full stainless steel appliances package, quartz countertops, and a two-tone cabinet option great for entertaining, in-suite laundry/storage, builtin tech area, large walk-in closet & private north-facing balcony with downtown views. Exclusive to the owners of the building is the use of the underground parkade with a titled stall, plus a storage room with an assigned locker for your unit. Heating & water-sewer are included in the monthly condo fees and this well-run building will surely impress. Take a quick walk to the Stampede grounds & LRT, easy access to the downtown core & everything living in this vibrant inner-city community has to offer!