



GRASSROOTS
REALTY GROUP

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422, 305 18 Avenue SW
Calgary, Alberta

MLS # A2216689



\$495,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	774 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 534
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Discover elevated living in this bright and spacious TWO-BEDROOM PENTHOUSE located in the heart of Mission. Just one block from vibrant 17th Avenue and steps to restaurants, caf  s, and the scenic Elbow River pathways, this TOP-FLOOR CORNER UNIT impresses with soaring 14-ft ceilings, open concept layout, and a thoughtfully designed kitchen. The large bathroom offers both a relaxing soaker tub and a separate glass shower, with access to the primary bedroom that includes a walk-through closet. Enjoy your own private balcony, convenient in-suite laundry, and extras like titled underground parking, a separate storage locker, secure bike storage, and ample guest parking. Move-in ready and perfectly located—this is urban living at its finest. Call your favourite Realtor today!