

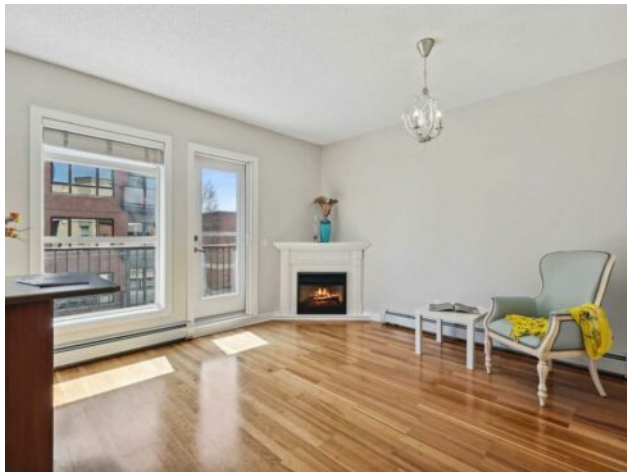


**GRASSROOTS**  
REALTY GROUP

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308, 323 18 Avenue SW  
Calgary, Alberta

MLS # A2231016



**\$259,900**

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	461 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 450
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vinyl Windows		

Inclusions: None

Welcome to Soho! A building located in heart of Downtown community of Mission! Only one block away from some of the best restaurants, coffee shops on vibrant 4th Street and 17th Avenue. Within 15 minutes short walk to Western Canada High School (in walk zone), Stampede Park LRT, MNP Community & Sport Centre and Elbow River pathways. This unit is freshly painted, located on the 3rd level, the sunny SOUTH FACING balcony and large windows allow abundant natural lights pouring in all day long. The layout features bright living room with a stylish white-mantle electric fireplace, an open concept kitchen with generous counter space and kitchen island, a 4-piece bathroom, an in-unit large laundry room with stackable washer/dryer and additional storage space. This unit also offers a spacious south facing balcony for you to enjoy summer outdoor living, SECURE underground heated parking (No. 4) and a separate storage locker (No. 23) and visitor parkings conveniently located behind the building with direct access to the lobby. Call today to schedule your private showing.