



**GRASSROOTS**  
REALTY GROUP

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307, 323 18 Avenue SW  
Calgary, Alberta

MLS # A2248291



**\$249,900**

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	569 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 560
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Stone Counters, Storage		

Inclusions: NONE

Welcome to this bright SW corner unit 3rd floor condo a block from the shops and restaurants in Mission. Charm to spare with 9 ft. ceilings and a dedicated entrance. This unit has In suite laundry. Loads of windows bring in the light and help create a cross breeze. For the hot days the owner has left a portable air conditioner in the owner storage locker on garage parking level. The kitchen boasts quartz counter tops and white cabinetry. A raised bar area is the perfect spot for a couple of bar chairs. The kitchen is open to the living room which features an electric fire place. A light laminate flooring is in the hall, bedroom and living room. The bathroom has a entrance from the living room and bedroom. The bedroom is spacious with walk through closets to a 4 piece bathroom. The deep bathtub is perfect for those who love to soak. Enjoy the outdoors on your own balcony. This unit comes with one underground parking stall. SOME OF THE PHOTOS HAVE BEEN VIRTUALLY STAGED.