



GRASSROOTS
REALTY GROUP

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314, 305 18 Avenue SW
Calgary, Alberta

MLS # A2253755



\$339,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	615 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 424
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: All Window Coverings

Welcome to this truly exceptional, immaculate & BRIGHT 1-bedroom PLUS DEN, CORNER UNIT, South & West facing in the fabulous walkable neighbourhood - Mission! Modern open-plan design, 9' ceilings, SS appliances, quartz countertops & sleek cabinetry. Large windows flood the space with natural light. Enjoy your private balcony, perfect for relaxing or entertaining. Spacious bedroom, 4 piece bath & in-suite laundry. This building sets itself apart with exceptional Safety & NEW SECURITY SYSTEM that few condos can match. Video surveillance software, monitored parkade entrance with extra cameras, LED motion-sensor lighting throughout stairwells & parking (brighter, safer & energy-efficient) Strong proactive very well-managed condo board. Dedicated owners who take pride in maintaining & preserving their investment. Ample guest parking & PET FRIENDLY. This rare opportunity combines style, security, location & a wonderful warm & welcoming community of owners in one of Calgary's most sought-after neighbourhoods. Step outside your door to cafes, boutiques, river pathways, MNP Sports Centre & downtown just a short stroll away. This is more than a condo - it's a LIFESTYLE.