



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

212, 305 18 Avenue SW
Calgary, Alberta

MLS # A2264024



\$495,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	795 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: N/A

Introducing an exceptional real estate opportunity. Welcome to this stunning 2 bed/2 bath downtown view condo, complete with underground parking and storage. This unit offers an amazing layout and is equipped with all the builder upgrades, making it arguably the best in the building. As you enter, you'll be captivated by high ceilings and double stacked windows, creating a bright and spacious atmosphere. The open floor- plan is thoughtfully designed to maximize space and comfort, providing an executive feel. Large primary bedroom, unit has breathtaking downtown views and features a walk-through closet leading to a spa-inspired en-suite bathroom. The second bedroom and bathroom are conveniently separated by the open concept living area, ensuring privacy and functionality. This unit offers a range of impressive features, including engineered hardwood floors, quartz counters, a gas range, undermount lighting in the bathrooms, air-conditioning, and in-suite laundry. Enjoy the outdoors from the corner balcony with a gas line for your barbecue. Located in a well-managed and pet-friendly building, this condo is situated in one of the most vibrant areas of the city. With the river, numerous restaurants, nightlife, and shopping on 17 Ave just steps away, you'll experience the finest in inner-city living.