



**GRASSROOTS**  
REALTY GROUP

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**108 18 Avenue SE**  
**Calgary, Alberta**

**MLS # A2268100**



**\$835,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,927 sq.ft.	<b>Age:</b>	1949 (76 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 734
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Storage, Walk-In Closet(s)		

**Inclusions:** Filing cabinets in basement

Welcome to 108 18 Avenue SE — once part of a notable Calgary landmark thoughtfully transformed into contemporary residences, this sophisticated urban townhome is located in the vibrant and highly sought-after community of Mission. This beautifully designed residence blends architectural character with modern design and an open, airy floor plan that perfectly complements city living. Step inside to discover a bright and inviting main level featuring soaring ceilings, expansive windows, and rich walnut floors that create a seamless flow between the living, dining, and kitchen areas. The sleek kitchen is equipped with flat-panel cabinetry, stainless-steel appliances, and a generous island ideal for casual dining or entertaining. A balcony off the kitchen extends the living space outdoors — perfect for morning coffee or evening cocktails. Upstairs, you’ll find two spacious bedrooms, each with its own private ensuite bathroom. The primary suite offers a serene retreat with large windows, soft neutral tones, and access to a private terrace — the perfect place to unwind. Convenient upper-level laundry adds everyday functionality. The fully developed walkout lower level, with its own private entrance and custom built-ins, offers exceptional flexibility — ideal for a home office, studio, or professional workspace. From here, step directly out to a private patio, perfect for relaxing or entertaining. Enjoy the convenience of secure parking, a private front patio, and effortless access to Mission’s most popular amenities — including shops, restaurants, river pathways, Lindsay Park, and the downtown core, all just steps from your door.