



424, 305 18 Avenue SW
Calgary, Alberta

MLS # A2290649



\$399,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	731 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 544
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: None

Discover comfortable urban living in this bright and spacious two-bedroom condo located in the heart of Mission. Just one block from vibrant 17th Avenue and steps from restaurants, cafés, and the scenic Elbow River pathways, this well-designed condo features an open concept layout and a functional kitchen that flows seamlessly into the living and dining area. The large bathroom offers both a relaxing soaker tub and a separate glass shower, with convenient access from the primary bedroom. Enjoy your own private balcony, in-suite laundry, and valuable extras including titled underground parking, a separate storage locker, secure bike storage, and ample guest parking. Move-in ready and perfectly positioned in one of Calgary’s most sought-after inner-city neighbourhoods, this is Mission living at its best.