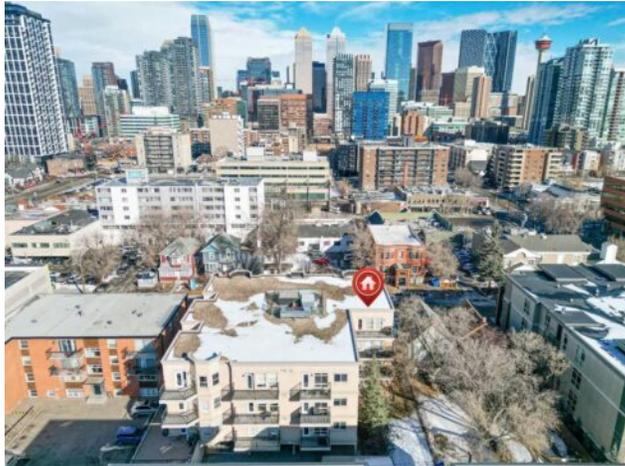




**401, 323 18 Avenue SW
Calgary, Alberta**

MLS # A2291416



\$294,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	690 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 679
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Storage		

Inclusions: N/A

Effortless urban living in Mission's "Soho", a quiet low-rise building just steps from 17th Avenue and 4th Street. This bright corner top floor unit offers an open layout, 9' ceilings, engineered oak floors, a well appointed kitchen, in-suite laundry, and a sun-filled SE exposure. Enjoy morning coffee or evening BBQs on the private balcony complete with gas hookup, end your day by the cozy corner fireplace, and unwind in a primary bedroom with his-and-her closets. Includes heated, secured underground parking, storage locker, and visitor parking stalls. Small pets allowed with board approval. This is the Largest one-bedroom in the building, perfect for the busy professional or a couple seeking inner city living. About Mission: One of Calgary's most vibrant inner-city communities, Mission blends boutique shopping, acclaimed restaurants and lively nightlife along 17th Avenue with easy access to scenic Bow and Elbow River pathways. Stroll to neighborhood cafes, craft breweries, specialty shops and weekly markets, or hit the nearby Talisman Centre for fitness and recreation. Excellent transit options and quick downtown access make commuting simple, while local parks and community events provide a friendly, walkable lifestyle. Live where convenience, culture and connectivity meet.