



**224, 305 18 Avenue SW  
Calgary, Alberta**

**MLS # A2176488**



**\$430,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	737 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 503
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters		

**Inclusions:** remote controlled blinds, nest thermostat, led lighting

Welcome to The District! Experience urban sophistication in this stunning 2-bedroom, 1-bath condo on the second floor, located in Calgary's highly sought-after Mission neighborhood. This vibrant complex on 18th Ave puts you just steps from the Elbow River and within a short walk to the lively energy of 17th Ave and 4th Street, where the best restaurants, boutiques, cafes, and downtown vibes await. Inside, the open floor plan and modern finishes make this space truly inviting. The sleek kitchen is designed for entertaining, featuring quartz countertops, a premium stainless steel appliance package, and soft-close drawers for added luxury. Enjoy the convenience of soft-close toilet seats, LED lighting, and remote-operated blinds, along with lights that dim to create the perfect ambiance. Stay comfortable year-round with a Nest smart thermostat and a sensor-activated night light in the bathroom. Step out to your private balcony for a quiet escape. This building offers exclusive underground parking with a titled stall and a dedicated storage locker for extra convenience. You'll love the large closet and in-suite laundry. With quick access to the Western Canada High School, Stampede grounds, LRT, and downtown Calgary, you'll be at the heart of everything this vibrant inner-city community has to offer. Don't miss the chance to make Mission your new home!