



114, 305 18 Avenue SW  
Calgary, Alberta

MLS # A2179224



**\$369,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	611 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 420
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to this vibrant 1-bedroom + den condominium in the heart of Calgary's beautiful Mission community, a former francophone enclave known for its rich culture and charm. This inviting space features a bright and airy layout, perfect for modern living. The den provides a versatile area for a home office. Step outside to your private patio, ideal for entertaining or enjoying a quiet morning coffee, complete with a gas hookup for your BBQ. The patio backs onto a beautifully landscaped communal courtyard, offering a serene escape right at your doorstep. Additional highlights include a 4-piece bathroom, a titled parking stall, and an assigned storage locker for your convenience. Embrace the vibrant lifestyle Mission has to offer, with trendy shops, cafes, and Lindsey park just a stone's throw away. Don't miss your chance to call this charming condominium home!