



**GRASSROOTS**  
REALTY GROUP

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114, 305 18 Avenue SW  
Calgary, Alberta

MLS # A2190173



**\$333,500**

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Mission                             |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)  |        |                   |
| Style:    | Apartment                           |        |                   |
| Size:     | 611 sq.ft.                          | Age:   | 2015 (10 yrs old) |
| Beds:     | 1                                   | Baths: | 1                 |
| Garage:   | Parkade, Stall, Titled, Underground |        |                   |
| Lot Size: | -                                   |        |                   |
| Lot Feat: | -                                   |        |                   |

Heating: Baseboard

Floors: Linoleum

Roof: -

Basement: -

Exterior: Wood Frame

Foundation: -

Features: High Ceilings, Quartz Counters, Separate Entrance, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 420

LLD: -

Zoning: DC

Utilities: -

Inclusions: Air conditioner

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!