

314, 305 18 Avenue SW  
Calgary, Alberta

MLS # A2253755

\$339,000

|           |                                                             |        |                   |
|-----------|-------------------------------------------------------------|--------|-------------------|
| Division: | Mission                                                     |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)                          |        |                   |
| Style:    | Apartment-Single Level Unit                                 |        |                   |
| Size:     | 615 sq.ft.                                                  | Age:   | 2014 (11 yrs old) |
| Beds:     | 1                                                           | Baths: | 1                 |
| Garage:   | Guest, Heated Garage, Parkade, Secured, Titled, Underground |        |                   |
| Lot Size: | -                                                           |        |                   |
| Lot Feat: | -                                                           |        |                   |

|             |                                                                                         |            |                 |
|-------------|-----------------------------------------------------------------------------------------|------------|-----------------|
| Heating:    | Baseboard, Hot Water, Natural Gas                                                       | Water:     | -               |
| Floors:     | Hardwood, Tile                                                                          | Sewer:     | -               |
| Roof:       | Membrane                                                                                | Condo Fee: | \$ 424          |
| Basement:   | -                                                                                       | LLD:       | -               |
| Exterior:   | Brick, Composite Siding, Wood Frame                                                     | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                                                                                       | Utilities: | -               |
| Features:   | High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |            |                 |
| Inclusions: | All Window Coverings                                                                    |            |                 |

Welcome to this truly exceptional, immaculate & BRIGHT 1-bedroom PLUS DEN, CORNER UNIT, South & West facing in the fabulous walkable neighbourhood - Mission! Modern open-plan design, 9' ceilings, SS appliances, quartz countertops & sleek cabinetry. Large windows flood the space with natural light. Enjoy your private balcony, perfect for relaxing or entertaining. Spacious bedroom, 4 piece bath & in-suite laundry. This building sets itself apart with exceptional Safety & NEW SECURITY SYSTEM that few condos can match. Video surveillance software, monitored parkade entrance with extra cameras, LED motion-sensor lighting throughout stairwells & parking (brighter, safer & energy-efficient) Strong proactive very well-managed condo board. Dedicated owners who take pride in maintaining & preserving their investment. Ample guest parking & PET FRIENDLY. This rare opportunity combines style, security, location & a wonderful warm & welcoming community of owners in one of Calgary's most sought-after neighbourhoods. Step outside your door to cafés, boutiques, river pathways, MNP Sports Centre & downtown just a short stroll away. This is more than a condo - it's a LIFESTYLE.