

118, 305 18 Avenue SW

Calgary, Alberta

MLS # A2243833



\$380,000

|             |                                                                                      |            |                 |
|-------------|--------------------------------------------------------------------------------------|------------|-----------------|
| Heating:    | Baseboard, Hot Water, Natural Gas                                                    | Water:     | -               |
| Floors:     | Laminate, Tile                                                                       | Sewer:     | -               |
| Roof:       | -                                                                                    | Condo Fee: | \$ 472          |
| Basement:   | -                                                                                    | LLD:       | -               |
| Exterior:   | Brick, Composite Siding, Wood Frame                                                  | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                                                                                    | Utilities: | -               |
| Features:   | Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan |            |                 |
| Inclusions: | N/A                                                                                  |            |                 |

Discover why this main-floor condo in Mission is one of Calgary’s most desirable spots for vibrant city living. With its townhouse-style layout and private gated patio, this home is perfect for young professionals or couples seeking modern convenience. Inside, a bright open-concept floor plan seamlessly connects the kitchen and living area—ideal for entertaining. The full-size kitchen features stainless steel appliances, island seating for four, and ample counter space. The living area opens directly to the patio and secured courtyard, an excellent feature for pet owners or those who love an indoor-outdoor lifestyle. The primary bedroom includes a walk-in closet and private access to the 4-piece bath. The functional den offers versatility as a guest room or home office. Added conveniences include in-suite laundry with a new washer and dryer (2024), a titled parking stall, and a large separate storage unit. Located steps from 17th Avenue's and 4th Street's shopping, dining, and nightlife, and minutes to the Repsol Centre, Elbow River pathways, and downtown core, this condo delivers unmatched walkability and an effortless urban lifestyle.