

422, 305 18 Avenue SW
Calgary, Alberta

MLS # A2216689



\$429,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Mission | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Penthouse | | |
| Size: | 774 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 534 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Composite Siding, Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Storage | | |

Inclusions: N/A

Discover elevated living in this bright and spacious TWO-BEDROOM PENTHOUSE located in the heart of Mission. Just one block from vibrant 17th Avenue and steps to restaurants, caf  s, and the scenic Elbow River pathways, this TOP-FLOOR CORNER UNIT impresses with soaring 14-ft ceilings, open concept layout, and a thoughtfully designed kitchen. The large bathroom offers both a relaxing soaker tub and a separate glass shower, with access to the primary bedroom that includes a walk-through closet. Enjoy your own private balcony, convenient in-suite laundry, and extras like titled underground parking, a separate storage locker, secure bike storage, and ample guest parking. Move-in ready and perfectly located—this is urban living at its finest. Call your favourite Realtor today!