

**430, 305 18 Avenue SW**  
**Calgary, Alberta**

**MLS # A2313262**



**\$350,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	567 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 421
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Top-floor PENTHOUSE in the heart of Mission with stunning downtown views! Just one block from 17th Ave and steps to restaurants, cafes, and the Elbow River pathways, this bright and spacious unit features soaring 14-ft ceilings, hardwood floors, and a gourmet kitchen with GAS range and built-in oven. The large bathroom offers a soaker tub and separate shower, and the bedroom includes a walk-through closet. Enjoy your private balcony, in-suite laundry. Comes with titled underground parking, a storage locker, bike storage, and plenty of guest parking.