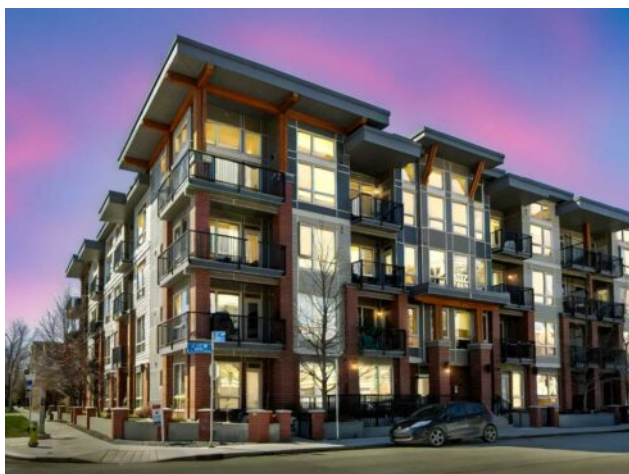


330, 305 18 Avenue SW
Calgary, Alberta

MLS # A2215953



\$329,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	555 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 393
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Welcome to District this trendy condo complex is located in the heart of one of Calgary's most desired inner-city communities of Mission. Situated on 18th Ave this fabulous building is located just steps from the Elbow River, a short walk to 17th Ave & 4th Street, located centrally to all the amazing amenities restaurants, boutiques, cafes, and downtown vibes the Mission is known for. This great 3rd-floor 1 bedroom/1bathroom unit features air conditioning in the bedroom and offers a great floor plan that features spacious living with large north-facing windows, a modern sleek kitchen showcasing a full stainless steel appliances package, quartz countertops, and a two-tone cabinet option great for entertaining, in-suite laundry/storage, builtin tech area, large walk-in closet & private north-facing balcony with downtown views. Exclusive to the owners of the building is the use of the underground parkade with a titled stall, plus a storage room with an assigned locker for your unit. Heating & water-sewer are included in the monthly condo fees and this well-run building will surely impress. Take a quick walk to the Stampede grounds & LRT, easy access to the downtown core & everything living in this vibrant inner-city community has to offer!