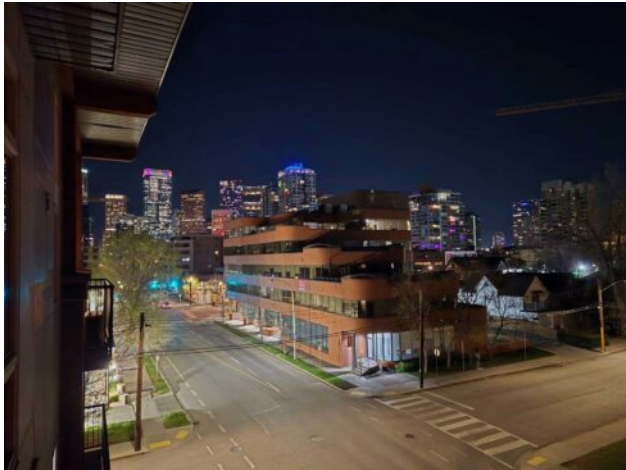


**408, 305 18 Avenue SW**  
**Calgary, Alberta****MLS # A2218899****\$369,900**

<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>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Heated Garage, Insulated, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 393
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows		
<b>Inclusions:</b>	none		

You will be stunned with this remarkable urban retreat! Experience the perfect blend of comfort and sophistication in this exceptional top-floor condo, ready for you to move in and make it your own. With an open layout designed to enhance space and light, high ceilings, and sleek laminate flooring, every corner exudes a welcoming ambiance. Floor-to-ceiling windows invite an abundance of natural light while framing breathtaking views of the city skyline. The thoughtfully designed peninsula-style kitchen is a masterpiece, featuring gleaming Caesarstone countertops with breakfast seating, premium Bosch stainless steel appliances—including a gas cooktop—soft-close cabinetry, and striking pendant lighting that adds a touch of elegance. Dark and light tones contrast beautifully, creating a modern yet inviting culinary space. Step onto the expansive and private balcony to soak in panoramic vistas of downtown Calgary. Equipped with a gas hookup, allowing enough space for sitting, it's the perfect spot for barbecues and outdoor relaxation. After a long day, retreat to the bright and tranquil bedroom, which boasts a spacious walk-through closet with built-ins and direct access to a spa-inspired full bath. Here, a glass-enclosed corner shower, deep soaker tub, and stylish vanity with generous storage await to elevate your daily routine. Additional conveniences include a laundry room with a stacked washer and dryer and extra storage space, a secure underground titled parking stall, and a separate storage locker. Enjoy walking in the vibrant Mission district that is steps of charming boutiques, top-tier restaurants, and the energy of 4 Street and the 17 Avenue Entertainment district, further south you can enjoy the tranquility of the Lindsay park and picturesque Elbow River pathways. With easy access to downtown, Sport Repsol Centre, the LRT, an

unparalleled inner-city lifestyle is at your fingertips. As a bonus, you can enjoy Stampede fireworks right from your balcony without a hassle. To top it all off, the newly installed A/C ensures year-round comfort, so you can fully enjoy the sophisticated urban retreat that this condo offers.