



THE
A-TEAM

**RE/MAX
FIRST**

305 18 Avenue #224, Calgary T2S 3H1

MLS® #: **A2176488**

Area: **Mission**

Listing Date: **11/02/24**

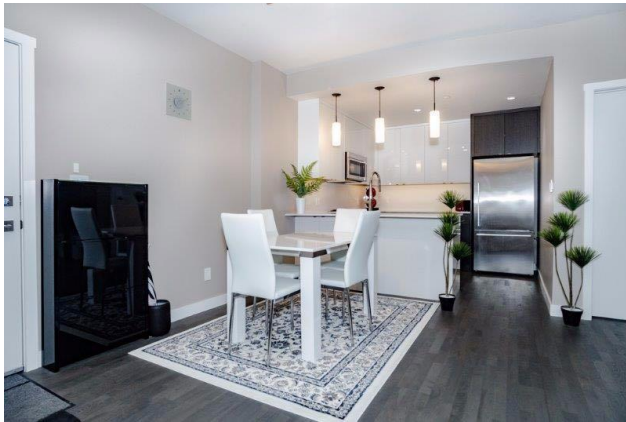
List Price: **\$407,000**

Status: **Active**

County: **Calgary**

Change: **-\$23k, 06-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **737**

Low Sqft:

Ttl Sqft: **737**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

49

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade, Underground

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**
Sewer: **Courtyard, Private Entrance**

Construction: **Brick, Wood Frame**

Flooring: **Ceramic Tile, Hardwood**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **High Ceilings, Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`5" x 8`11"	Dining Room	Main	12`5" x 10`10"
Living Room	Main	11`2" x 9`11"	Laundry	Main	4`6" x 2`8"
Balcony	Main	11`8" x 5`5"	Bedroom - Primary	Main	11`7" x 9`11"
Bedroom	Main	13`8" x 7`9"	4pc Bathroom	Main	10`6" x 7`6"

Legal/Tax/Financial

Condo Fee: **\$503**

Title: **Fee Simple**

Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1513213**

Remarks

Pub Rmks: **Welcome to The District! Experience urban sophistication in this stunning 2-bedroom, 1-bath condo on the second floor, located in Calgary's highly sought-after Mission neighborhood. This vibrant complex on 18th Ave puts you just steps from the Elbow River and within a short walk to the lively energy of 17th Ave and 4th Street, where the best restaurants, boutiques, cafes, and downtown vibes await. Inside, the open floor plan and modern finishes make this space truly inviting. The sleek kitchen is designed for entertaining, featuring quartz countertops, a premium stainless steel appliance package, and soft-close drawers for added luxury. Enjoy the convenience of soft-close toilet seats, LED lighting, and remote-operated blinds, along with lights that dim to create the perfect ambiance. Stay comfortable year-round with a Nest smart thermostat and a sensor-activated night light in the bathroom. Step out to your private balcony for a quiet escape. This building offers exclusive underground parking with a titled stall and a dedicated storage locker for extra convenience. You'll love the large closet and in-suite laundry. With quick access to the Western Canada High School, Stampede grounds, LRT, and downtown Calgary, you'll be at the heart of everything this vibrant inner-city community has to offer. Don't miss the chance to make Mission your new home!**

Inclusions:
Property Listed By: **remote controlled blinds, nest thermostat, led lighting
Unison Realty Group Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



