

305 18 Avenue #114, Calgary T2S3H1

MLS® #: **A2179224** Area: **Mission** Listing Date: **11/14/24** List Price: **\$369,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **611**
 Low Sqft:
 Ttl Sqft: **611**

DOM
7
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Stall,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Courtyard,Lighting,Private Entrance,Uncovered Courtyard**
 Kitchen Appl: **Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **High Ceilings,Quartz Counters,Separate Entrance,Storage,Vinyl Windows**
 Utilities:

Construction: **Wood Frame**
 Flooring: **Linoleum**
 Water Source:
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`2" x 7`4"	Dining Room	Main	7`6" x 7`4"
Living Room	Main	10`2" x 7`11"	Den	Main	6`9" x 5`9"
Laundry	Main	4`5" x 3`10"	Other	Main	9`5" x 8`6"
Bedroom - Primary	Main	11`11" x 11`7"	4pc Ensuite bath	Main	11`3" x 8`11"

Legal/Tax/Financial

Condo Fee: **\$420** Title: **Fee Simple** Zoning: **DC**

Legal Desc: 1513213

Fee Freq:
Monthly

Remarks

Pub Rmks: **Welcome to this vibrant 1-bedroom + den condominium in the heart of Calgary's beautiful Mission community, a former francophone enclave known for its rich culture and charm. This inviting space features a bright and airy layout, perfect for modern living. The den provides a versatile area for a home office. Step outside to your private patio, ideal for entertaining or enjoying a quiet morning coffee, complete with a gas hookup for your BBQ. The patio backs onto a beautifully landscaped communal courtyard, offering a serene escape right at your doorstep. Additional highlights include a 4-piece bathroom, a titled parking stall, and an assigned storage locker for your convenience. Embrace the vibrant lifestyle Mission has to offer, with trendy shops, cafes, and Lindsey park just a stone's throw away. Don't miss your chance to call this charming condominium home!**

Inclusions: N/A
Property Listed By: RE/MAX Real Estate (Central)

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



