



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**305 18 Avenue #114, Calgary T2S3H1**

MLS® #: **A2190173**

Area: **Mission**

Listing Date: **01/25/25**

List Price: **\$333,500**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 17-Apr**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **611**

Low Sqft:

Ttl Sqft: **611**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**87**

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: **Baseboard**

Heating: **Baseboard**  
Sewer: **Courtyard,Lighting,Private Entrance,Uncovered**  
Ext Feat: **Courtyard**

Construction:

**Wood Frame**

Flooring:

**Linoleum**

Water Source:

Fnd/Bsmt:

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:

Room Information

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

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:

Air conditioner

Property Listed By:

RE/MAX Real Estate (Central)

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





