

., 118 18 Avenue SW  
Calgary, Alberta

MLS # A2211758



**\$275,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	533 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 381
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Pantry, Quartz Counters		

<b>Inclusions:</b>	N/A
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Located in the heart of Mission, this bright and stylish one-bedroom, one-bathroom condo offers 532 sq ft of thoughtfully designed living space with two private ground floor entrances. The deluxe kitchen features quartz countertops, modern cabinetry, a glass backsplash, and stainless steel appliances including a gas range. Large windows, luxury vinyl plank flooring, and 9' ceilings add to the open, airy feel. The spacious bedroom includes a custom walk-in closet, and the bathroom offers under-cabinet lighting and generous storage. Enjoy the convenience of in-suite laundry, air conditioning, and a ground floor patio. This Airbnb-friendly building also includes titled underground parking and an assigned storage locker. Just one block from the Elbow and Bow River Pathway System, and a short walk to the Saddledome, Stampede Park, new BMO Centre, LRT, and 17th Avenue, this is an ideal home or investment in one of Calgary's most desirable neighborhood. Go check it out!