



## 422, 305 18 Avenue SW Calgary, Alberta

MLS # A2216689



\$495,000

Division:	Mission		
Туре:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	774 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Water: Baseboard, Hot Water, Natural Gas Floors: Sewer: Hardwood **Condo Fee:** Roof: \$ 534 Asphalt **Basement:** LLD: Exterior: Zoning: DC Brick, Composite Siding, Wood Frame Foundation: **Utilities:** 

Features: Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Storage

Inclusions: N/A

Discover elevated living in this bright and spacious TWO-BEDROOM PENTHOUSE located in the heart of Mission. Just one block from vibrant 17th Avenue and steps to restaurants, cafés, and the scenic Elbow River pathways, this TOP-FLOOR CORNER UNIT impresses with soaring 14-ft ceilings, open concept layout, and a thoughtfully designed kitchen. The large bathroom offers both a relaxing soaker tub and a separate glass shower, with access to the primary bedroom that includes a walk-through closet. Enjoy your own private balcony, convenient in-suite laundry, and extras like titled underground parking, a separate storage locker, secure bike storage, and ample guest parking. Move-in ready and perfectly located—this is urban living at its finest. Call your favourite Realtor today!