

\$289,900 - 101, 323 18 Avenue Sw, Calgary

MLS® #A2171734

\$289,900

1 Bedroom, 1.00 Bathroom, 638 sqft

Residential on 0.00 Acres

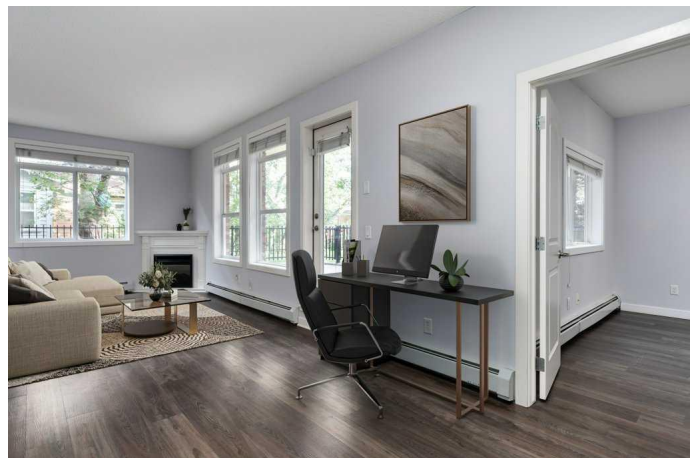
Mission, Calgary, Alberta

Welcome to this spacious ground-floor condo in the heart of the highly sought-after community of Mission. Location is key, and this property is ideally located with just a two-minute walk to both 4th Street and 17th Avenue, where you'll find some of the city's best restaurants, bars, shops, and fitness studios at your doorstep.

This end unit offers added privacy, and features a massive private patio with views of a serene rear greenspace, making it the perfect spot to unwind. With no neighboring patios, you'll enjoy the utmost privacy outdoors. The Elbow River, Lindsay Park, and extensive walking and biking paths are just a short walk away, as are the Stampede Grounds and public transit options.

The nearly 700 sq ft unit feels bright and spacious thanks to the large windows that flood the space with natural light. The bedroom features dual closets and leads to a convenient 'cheater ensuite,' making it ideal for both personal use and guest access. Modern updates like newer vinyl plank flooring and upgraded lighting add a fresh, contemporary feel. For those working from home, there's even space for a desk.

Whether you prefer dining at the breakfast bar or in the cozy dining nook, this condo offers flexibility. Additional conveniences include in-suite laundry, secured underground parking,



a storage locker, and visitor parking behind the building. Donâ€™t miss the opportunity to experience the vibrant lifestyle that Mission offersâ€”schedule your showing today! (RMS Square Footage is one step below grade)

Built in 2004

Essential Information

MLS® #	A2171734
Price	\$289,900
Sold Price	\$282,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	638
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	101, 323 18 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0C4

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Underground, Assigned

Interior

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters, Storage
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Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Range
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	None
Construction	Brick, Stucco

Additional Information

Date Listed	October 10th, 2024
Date Sold	October 24th, 2024
Days on Market	14
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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