

# \$239,900 - 307, 323 18 Avenue Sw, Calgary

MLS® #A2248291

## \$239,900

1 Bedroom, 1.00 Bathroom, 569 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to this bright SW corner unit 3rd floor condo a block from the shops and restaurants in

Mission. Charm to spare with 9 ft. ceilings and a dedicated entrance. This unit has In suite laundry.

Loads of windows bring in the light and help create a cross breeze. For the hot days the owner has left a portable air conditioner in the owner storage locker on garage parking level.

The kitchen boasts quartz counter tops and white cabinetry. A raised bar area is the perfect spot for a couple of bar chairs. The kitchen is open to the living room which features an electric fire place. A light laminate flooring is in the hall, bedroom and living room. The bathroom has a entrance from the living room and bedroom.

The bedroom is spacious with walk through closets to a 4 piece bathroom. The deep bathtub is perfect for those who love to soak. Enjoy the outdoors on your own balcony. This unit comes with one underground parking stall. PLEASE COMPARE THIS UNIT TO OTHERS UNDER \$250,000.

SOME OF THE PHOTOS HAVE BEEN VIRTUALLY STAGED.



Built in 2004

## Essential Information

MLS® #

A2248291

|                |                   |
|----------------|-------------------|
| Price          | \$239,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 569               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 307, 323 18 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S0C4                |

### Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | None               |
| Parking Spaces | 1                  |
| Parking        | Stall, Underground |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Storage, Stone Counters                                               |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Electric                                                                                             |
| # of Stories      | 4                                                                                                    |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | BBQ gas line, Lighting    |
| Construction      | Brick, Stucco, Wood Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 72                |
| Zoning         | DC (pre 1P2007)   |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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