

# \$339,000 - 314, 305 18 Avenue Sw, Calgary

MLS® #A2253755

**\$339,000**

1 Bedroom, 1.00 Bathroom, 615 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to this truly exceptional, immaculate & BRIGHT 1-bedroom PLUS DEN, CORNER UNIT, South & West facing in the fabulous walkable neighbourhood - Mission! Modern open-plan design, 9' ceilings, SS appliances, quartz countertops & sleek cabinetry. Large windows flood the space with natural light. Enjoy your private balcony, perfect for relaxing or entertaining. Spacious bedroom, 4 piece bath & in-suite laundry. This building sets itself apart with exceptional Safety & NEW SECURITY SYSTEM that few condos can match. Video surveillance software, monitored parkade entrance with extra cameras, LED motion-sensor lighting throughout stairwells & parking (brighter, safer & energy-efficient) Strong proactive very well-managed condo board. Dedicated owners who take pride in maintaining & preserving their investment. Ample guest parking & PET FRIENDLY. This rare opportunity combines style, security, location & a wonderful warm & welcoming community of owners in one of Calgary's most sought-after neighbourhoods. Step outside your door to caf  s, boutiques, river pathways, MNP Sports Centre & downtown just a short stroll away. This is more than a condo - it's a LIFESTYLE.

Built in 2014

## Essential Information

MLS® #

A2253755



|                |                   |
|----------------|-------------------|
| Price          | \$339,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 615               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 314, 305 18 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 3H1               |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                |
| Parking        | Heated Garage, Parkade, Secured, Titled, Underground, Guest                      |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer                  |
| Heating           | Baseboard, Hot Water, Natural Gas                                                       |
| Cooling           | None                                                                                    |
| # of Stories      | 4                                                                                       |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line               |
| Roof              | Membrane                            |
| Construction      | Brick, Composite Siding, Wood Frame |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 21                |
| Zoning         | DC (pre 1P2007)   |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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