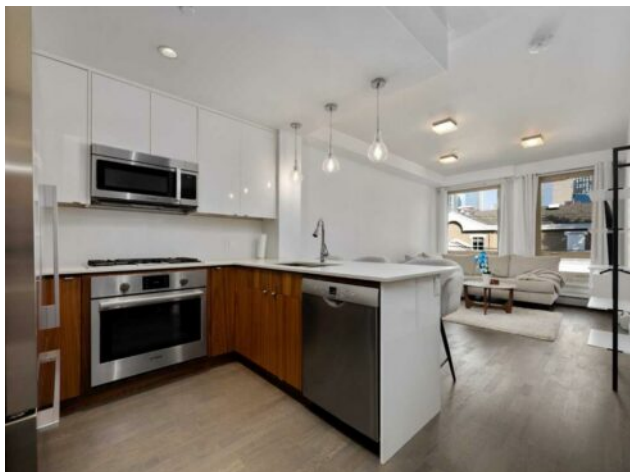


204, 305 18 Avenue SW
Calgary, Alberta

MLS # A2257068



\$324,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	564 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions:	N/A
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Mission offers a true walk everywhere lifestyle with 4th Street dining, boutique shops, river pathways, and the best of Calgary living just steps from downtown, parks, and endless amenities. Living at The District delivers it all. This well designed 2015 north facing 1 bedroom, 1 bathroom condo includes TITLED underground parking, assigned storage, and a spacious balcony. The open concept layout features large windows, 9 ft ceilings in the living, and a chic kitchen with sleek two tone cabinetry, quartz countertops, a peninsula with seating for three, gas cooktop, full stainless appliance package, and pendant lighting. Just off the kitchen is a thoughtfully designed built in office space. The living room is filled with natural light and city views, while the spacious bedroom connects to a walk through closet and spa inspired bathroom with a soaker tub and tiled shower. Added conveniences include in suite laundry with extra storage, and a balcony with gas hookup for summer evenings. Check out the virtual tour and book your showing today to see why this home stands out.