

# \$245,000 - 206, 323 18 Avenue Sw, Calgary

MLS® #A2193597

**\$245,000**

1 Bedroom, 1.00 Bathroom, 577 sqft  
Residential on 0.00 Acres

Mission, Calgary, Alberta

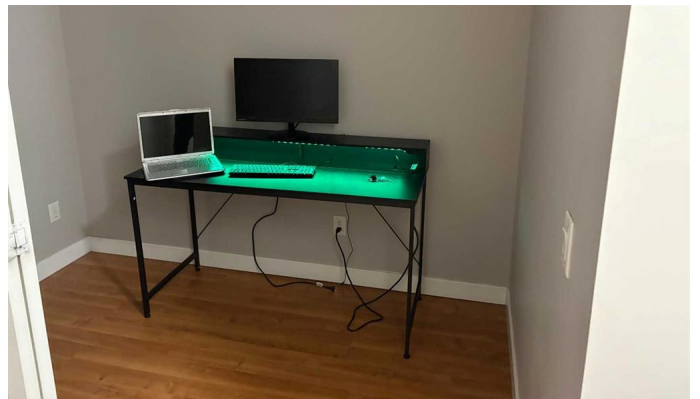
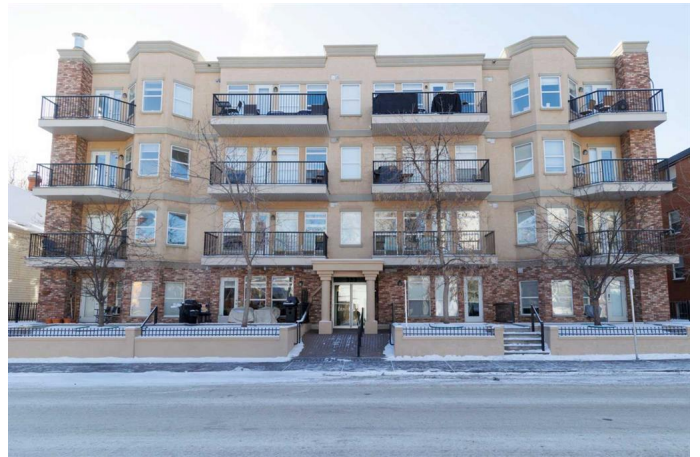
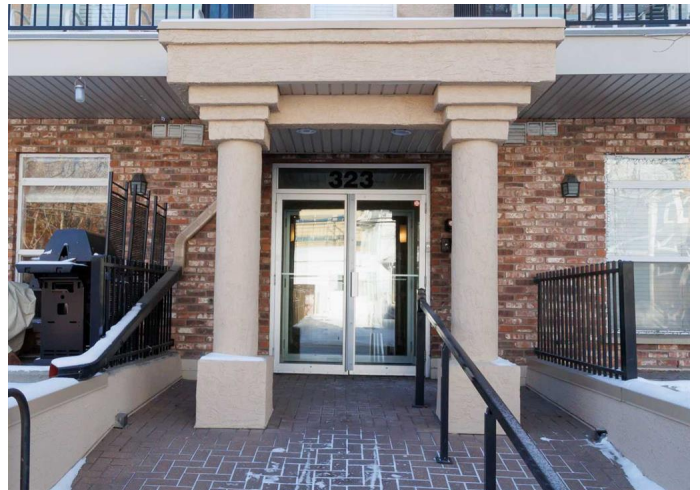
Welcome to this stylish condo, perfectly situated in the highly sought-after community of Mission! Just a two-minute walk from vibrant 4th Street and 17th Avenue, you'll have the city's best restaurants, bars, shops, and fitness studios right at your doorstep.

This unit offers exceptional privacy and boasts a massive private patio—a perfect retreat for relaxing or entertaining. Plus, you're just steps from the Elbow River, Lindsay Park, scenic walking and biking paths, the Stampede Grounds, and public transit, making it an unbeatable location for city living.

Inside, the nearly 600 sq. ft. layout feels bright and open, thanks to windows that flood the space with natural light. The spacious bedroom features a walk-in closet and brand-new carpeting, while a dedicated workspace makes it ideal for those who work from home.

Designed for both comfort and functionality, this home features a well-planned floor plan with a large kitchen island, a brand-new stove, and an inviting electric fireplace. The walkout access to the oversized patio, complete with a barbecue, extends your living space outdoors. Additional perks include a cozy breakfast bar and dining nook, in-suite laundry, secured underground parking, a storage locker, and visitor parking behind the building.

Don't miss this rare opportunity to enjoy the best of Mission living—schedule your showing today!



Built in 2004

### Essential Information

MLS® #	A2193597
Price	\$245,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	577
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	206, 323 18 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0C4

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Oven, 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	Barbecue, BBQ gas line, Storage
Construction	Concrete

### **Additional Information**

Date Listed	February 12th, 2025
Days on Market	249
Zoning	DC

### **Listing Details**

Listing Office	First Place Realty
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