

# \$365,000 - 118, 305 18 Avenue Sw, Calgary

MLS® #A2243833

**\$365,000**

1 Bedroom, 1.00 Bathroom, 674 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Discover why this main-floor condo in Mission is one of Calgary's most desirable spots for vibrant city living. With its townhouse-style layout and private gated patio, this home is perfect for young professionals or couples seeking modern convenience.

Inside, a bright open-concept floor plan seamlessly connects the kitchen and living area—ideal for entertaining. The full-size kitchen features stainless steel appliances, island seating for four, and ample counter space. The living area opens directly to the patio and secured courtyard, an excellent feature for pet owners or those who love an indoor-outdoor lifestyle.

The primary bedroom includes a walk-in closet and private access to the 4-piece bath. The functional den offers versatility as a guest room or home office. Added conveniences include in-suite laundry with a new washer and dryer (2024), a titled parking stall, and a large separate storage unit.

Located steps from 17th Avenue's and 4th Street's shopping, dining, and nightlife, and minutes to the Repsol Centre, Elbow River pathways, and downtown core, this condo delivers unmatched walkability and an effortless urban lifestyle.

Built in 2014



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243833          |
| Price          | \$365,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 674               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 118, 305 18 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 3H1               |

## Amenities

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

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                     |
| Heating           | Baseboard, Natural Gas, Hot Water                                                    |
| Cooling           | None                                                                                 |
| # of Stories      | 4                                                                                    |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 82              |
| Zoning         | DC (pre 1P2007) |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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