



GRASSROOTS
REALTY GROUP

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430, 305 18 Avenue SW
Calgary, Alberta

MLS # A2313262



\$330,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	567 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 421
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows		
Inclusions:	N/A		

Top-floor PENTHOUSE in the heart of Mission with stunning downtown views! Just one block from 17th Ave and steps to restaurants, cafés, and the Elbow River pathways, this bright and spacious unit features soaring 14-ft ceilings, hardwood floors, and a gourmet kitchen with GAS range and built-in oven. The large bathroom offers a soaker tub and separate shower, and the bedroom includes a walk-through closet. Enjoy your private balcony, in-suite laundry. Comes with titled underground parking, a storage locker, bike storage, and plenty of guest parking.