



GRASSROOTS
REALTY GROUP

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228, 305 18 Avenue SW
Calgary, Alberta

MLS # A2316486



\$325,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	561 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, 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:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to The District! This beautifully maintained 1-bedroom, 1-bathroom condo offers the perfect blend of comfort, style, and urban convenience in one of Calgary's most sought-after SW communities. Ideally located just minutes from the vibrant shops, restaurants, caf  s, and nightlife of 17th Avenue, you'll enjoy easy access to some of the city's best dining, entertainment, and amenities. Schools, churches, parks, public transit, and downtown Calgary are all nearby, making this an excellent opportunity for first-time buyers, professionals, and investors alike. Inside, you'll be impressed by the bright and spacious open-concept design featuring, rich hardwood flooring, and large windows that fill the home with natural light. The gourmet kitchen is beautifully appointed with quartz countertops, a gas range, built-in oven, and ample cabinetry, creating the perfect space for cooking and entertaining. The generous bedroom features a walk-through closet, while the large bathroom offers a relaxing soaker tub and separate shower. Additional highlights include in-suite laundry and a private balcony to enjoy your morning coffee or unwind after a long day. Whether you're looking for a place to call home or a fantastic investment opportunity, this exceptional condo is one you won't want to miss. Contact your favourite REALTOR  ; today to book your private showing!