

# \$339,000 - 314, 305 18 Avenue Sw, Calgary

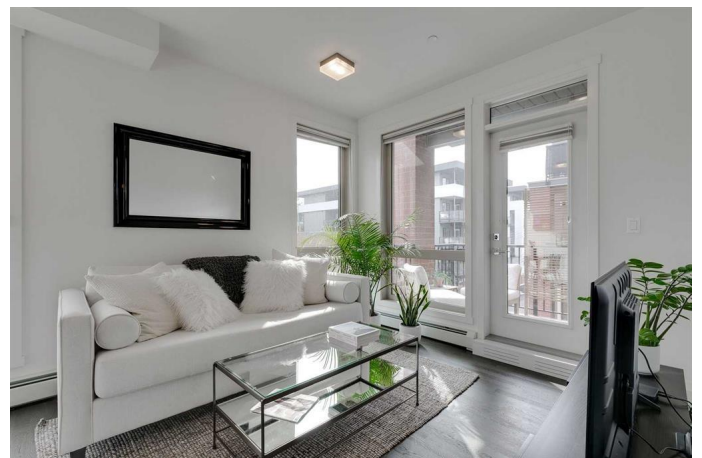
MLS® #A2253755

**\$339,000**

1 Bedroom, 1.00 Bathroom, 615 sqft  
Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to this truly exceptional, immaculate & BRIGHT 1-bedroom PLUS DEN, CORNER UNIT, South & West facing in the fabulous walkable neighbourhood - Mission! Modern open-plan design, 9' ceilings, SS appliances, quartz countertops & sleek cabinetry. Large windows flood the space with natural light. Enjoy your private balcony, perfect for relaxing or entertaining. Spacious bedroom, 4 piece bath & in-suite laundry. This building sets itself apart with exceptional Safety & NEW SECURITY SYSTEM that few condos can match. Video surveillance software, monitored parkade entrance with extra cameras, LED motion-sensor lighting throughout stairwells & parking (brighter, safer & energy-efficient) Strong proactive very well-managed condo board. Dedicated owners who take pride in maintaining & preserving their investment. Ample guest parking & PET FRIENDLY. This rare opportunity combines style, security, location & a wonderful warm & welcoming community of owners in one of Calgary's most sought-after neighbourhoods. Step outside your door to cafés, boutiques, river pathways, MNP Sports Centre & downtown just a short stroll away. This is more than a condo - it's a LIFESTYLE.



Built in 2014

## Essential Information

MLS® #                      A2253755

Price	\$339,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	615
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	314, 305 18 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3H1

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled, Underground, Guest

### **Interior**

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Roof	Membrane
Construction	Brick, Composite Siding, Wood Frame

## **Additional Information**

Date Listed            October 3rd, 2025  
Days on Market        12  
Zoning                  DC (pre 1P2007)

## **Listing Details**

Listing Office            RE/MAX Realty Professionals

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