

104, 323 18 Avenue SW  
Calgary, Alberta

MLS # A2162415



**\$280,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	456 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Ceramic Tile, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Stucco, Wood Frame

**Foundation:** -

**Features:** Open Floorplan, See Remarks, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 445

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** None

This is urban living at its best! This is for the person who desires a combination of modern space, urban lifestyle, location & affordability! UPGRADED SUITE! The kitchen is emphasized with dark espresso coloured cabinets, designer subway tile backsplash, with a centre island. The living room is open & a french door to your large private patio - perfect for your morning coffee, after work drinks or BBQ with friends! The bedroom has custom smoked glass sliding doors - a very modern touch! The bathroom is modern and new with upgraded tile, cabinets and quartz. Loads of light & a very open space plan! In-suite washer & dryer secured underground parking & additional storage included. Sought after location only steps to trendy 17th Avenue and 4th St!