

**106, 323 18 Avenue SW**  
**Calgary, Alberta**

**MLS # A2209487**



**\$369,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	737 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 728
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to this charming and conveniently located condo just steps from trendy shops, cafes and transit. The best of downtown at your doorstep! This ground-floor unit in a secure building offers easy access with no stairs, making it ideal for anyone seeking comfort and convenience. Plus, this unit has it's own yard! Whether you're a first-time buyer, downsizer or investor, this property offers unbeatable value in a prime location.