

# \$495,000 - 422, 305 18 Avenue Sw, Calgary

MLS® #A2216689

**\$495,000**

2 Bedroom, 1.00 Bathroom, 774 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Discover elevated living in this bright and spacious TWO-BEDROOM PENTHOUSE located in the heart of Mission. Just one block from vibrant 17th Avenue and steps to restaurants, caf  s, and the scenic Elbow River pathways, this TOP-FLOOR CORNER UNIT impresses with soaring 14-ft ceilings, open concept layout, and a thoughtfully designed kitchen.

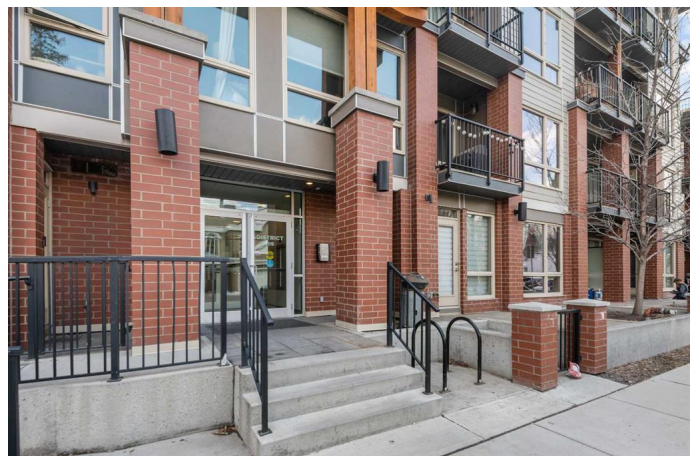
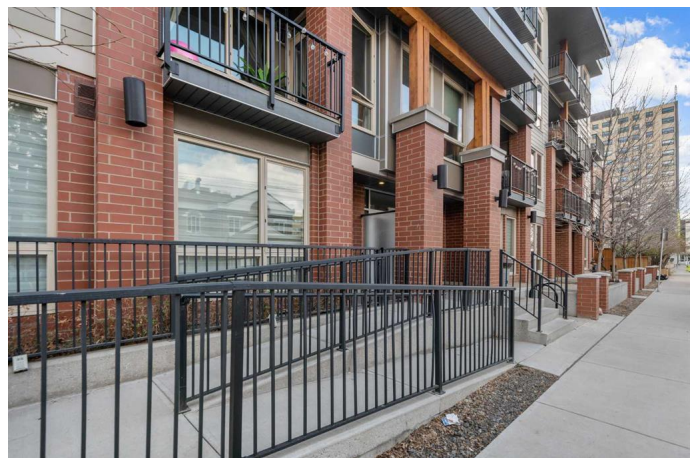
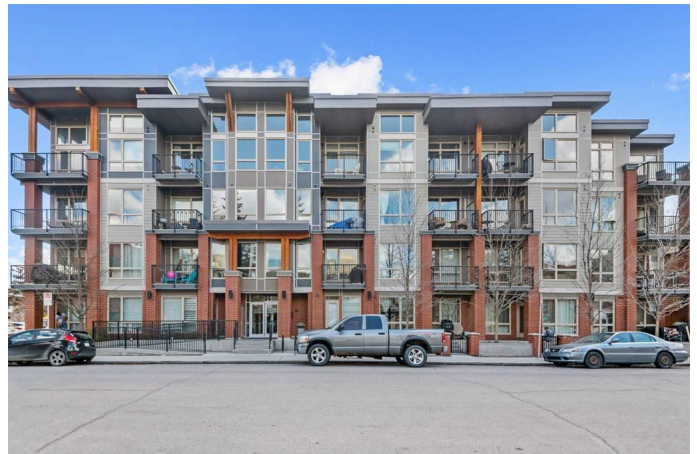
The large bathroom offers both a relaxing soaker tub and a separate glass shower, with access to the primary bedroom that includes a walk-through closet. Enjoy your own private balcony, convenient in-suite laundry, and extras like titled underground parking, a separate storage locker, secure bike storage, and ample guest parking.

Move-in ready and perfectly located  this is urban living at its finest. Call your favourite Realtor today!

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2216689  |
| Price          | \$495,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 774       |



|            |             |
|------------|-------------|
| Acres      | 0.00        |
| Year Built | 2015        |
| Type       | Residential |
| Sub-Type   | Apartment   |
| Style      | Penthouse   |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 422, 305 18 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 3H1               |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Secured Parking |
| Parking Spaces | 1                            |
| Parking        | Titled, Underground          |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Storage                   |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                        |
| Cooling           | Window Unit(s)                                                                           |
| # of Stories      | 4                                                                                        |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line               |
| Roof              | Asphalt                             |
| Construction      | Brick, Composite Siding, Wood Frame |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 1             |
| Zoning         | DC            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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