



# 323 18 Avenue Calgary Alberta

\$300,000

Welcome to this spacious ground-floor condo in the heart of the highly sought-after community of Mission. Location is key, and this property is ideally located with just a two-minute walk to both 4th Street and 17th Avenue, where you'll find some of the city's best restaurants, bars, shops, and fitness studios at your doorstep. This end unit offers added privacy, and features a massive private patio with views of a serene rear greenspace, making it the perfect spot to unwind. With no neighboring patios, you'll enjoy the utmost privacy outdoors. The Elbow River, Lindsay Park, and extensive walking and biking paths are just a short walk away, as are the Stampede Grounds and public transit options. The nearly 700 sq ft unit feels bright and spacious thanks to the large windows that flood the space with natural light. The bedroom features dual closets and leads to a convenient 'cheater ensuite,' making it ideal for both personal use and guest access. Modern updates like newer vinyl plank flooring and upgraded lighting add a fresh, contemporary feel. For those working from home, there's even space for a desk. Whether you prefer dining at the breakfast bar or in the cozy dining nook, this condo offers flexibility. Additional conveniences include in-suite laundry, secured underground parking, a storage locker, and visitor parking behind the building. Don't miss the opportunity to experience the vibrant lifestyle that Mission offers--schedule your showing today! (RMS Square Footage is one step below grade) (id:6769)

Primary Bedroom 14.58 Ft x 13.00 Ft  
4pc Bathroom 5.42 Ft x 8.50 Ft  
Dining room 7.75 Ft x 7.33 Ft

Kitchen 7.75 Ft x 7.92 Ft  
Living room 24.50 Ft x 9.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



See

**Mirror**

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