

# \$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.

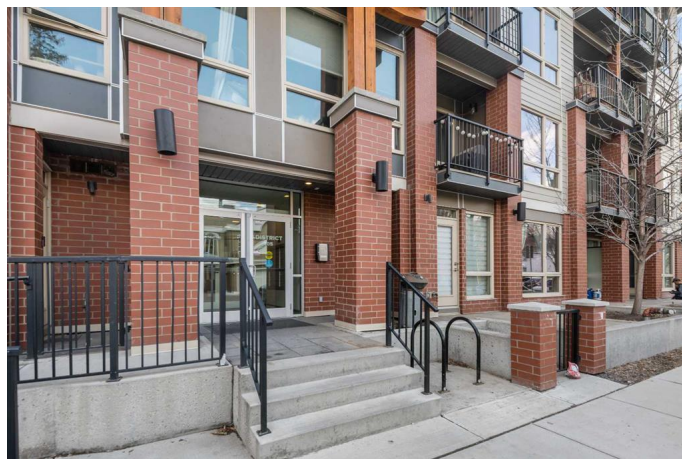
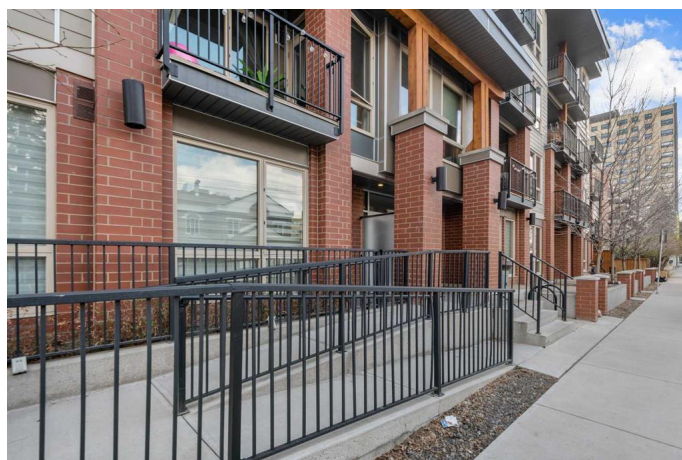
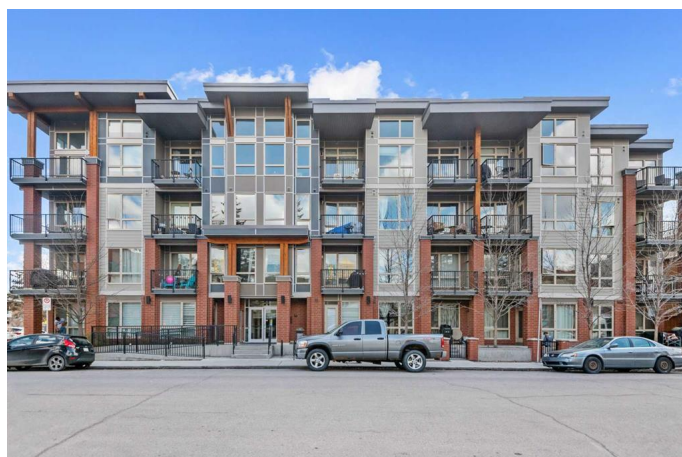
The large bathroom offers both a relaxing soaker tub and a separate glass shower, with access to the primary bedroom that includes a walk-through closet. Enjoy your own private balcony, convenient in-suite laundry, and extras like titled underground parking, a separate storage locker, secure bike storage, 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	11
Zoning	DC

### **Listing Details**

Listing Office	CIR Realty
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