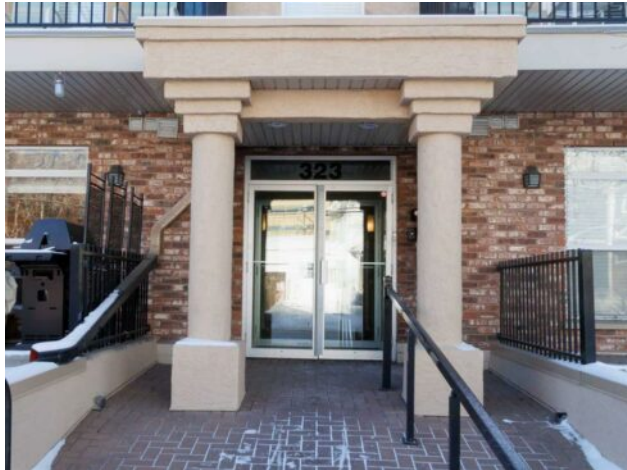


**206, 323 18 Avenue SW**  
**Calgary, Alberta**

**MLS # A2193597**



**\$245,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	577 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 571
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** BBQ

Welcome to this stylish condo, perfectly situated in the highly sought-after community of Mission! Just a two-minute walk from vibrant 4th Street and 17th Avenue, you'll have the city's best restaurants, bars, shops, and fitness studios right at your doorstep. This unit offers exceptional privacy and boasts a massive private patio—a perfect retreat for relaxing or entertaining. Plus, you're just steps from the Elbow River, Lindsay Park, scenic walking and biking paths, the Stampede Grounds, and public transit, making it an unbeatable location for city living. Inside, the nearly 600 sq. ft. layout feels bright and open, thanks to windows that flood the space with natural light. The spacious bedroom features a walk-in closet and brand-new carpeting, while a dedicated workspace makes it ideal for those who work from home. Designed for both comfort and functionality, this home features a well-planned floor plan with a large kitchen island, a brand-new stove, and an inviting electric fireplace. The walkout access to the oversized patio, complete with a barbecue, extends your living space outdoors. Additional perks include a cozy breakfast bar and dining nook, in-suite laundry, secured underground parking, a storage locker, and visitor parking behind the building. Don't miss this rare opportunity to enjoy the best of Mission living—schedule your showing today!