126 305 18 Avenue SW

Calgary | Active | MLS® A2344431

$419,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2014**	**750 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

Experience the best of Inner-City Living in the heart of Mission! This inviting 2-bedroom, 2-bathroom CORNER unit offers approximately 750 sq. ft. of well-designed living space with the added convenience of easy GROUND-FLOOR access-no need to wait for an elevator when coming and going. A covered street-facing patio extends the living space outdoors and provides a great spot to relax and enjoy the neighbourhood. The functional floor plan features a bright and comfortable living area, kitchen and dining space, and two well-sized bedrooms with two full bathrooms, providing excellent privacy for family, guests or roommates. The home also includes one Titled Underground Parking stall and a Storage Locker, adding valuable convenience for inner-city living.The location is truly exceptional. Enjoy being just steps from the restaurants, cafés, shops and services along 4th Street SW and 17th Avenue SW, with the Elbow River pathways, Lindsay Park and MNP Community & Sport Centre all nearby. Downtown is easily accessible by walking, cycling, transit or a short drive. Excellent educational options are also close by, including Western Canada High School with French Immersion and International Baccalaureate programs, St. Mary's High School and St. Monica School. SAIT, Mount Royal University and the University of Calgary are also easily accessible.Whether you're a first-time buyer, professional, downsizer or investor, this PET FRIENDLY (subject to approval) Mission condo offers an outstanding combination of easy access, walkability, lifestyle and convenience. Walkable, vibrant and connected-this is inner-city Calgary living at its best!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344431
Bedrooms	2
Bathrooms	2
Year Built	2014
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	750 sq. ft.
Condo Fee:	$569.10
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, See Remarks, Snow Removal, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	6
Year built:	2014 (Age: 12)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1513213
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Hardwood, Tile

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Mission
Amenities:	Bicycle Storage, Elevator(s), Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	n/a
Restrictions:	Board Approval, Pets Allowed
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 13'8" × 10'4" ·
Main Floor	Bedroom · 10'4" × 9'4" ·
Main Floor	Kitchen · 9'4" × 8'4" ·
Main Floor	Living Room · 11'9" × 11'3" ·
Main Floor	Foyer · 6'7" × 4'9" ·
Main Floor	Dining Room · 11'6" × 5'11" ·
Main Floor	Laundry · 5'1" × 2'4" ·
Main Floor	Balcony · 11'6" × 8'8" ·
Title to Land:	Fee Simple
Community Features:	None

Interior Features:	Built-in Features, Elevator, Kitchen Island, Pantry, Quartz Counters, Storage
Exterior Features:	BBQ gas line, Private Entrance
Patio And Porch Features:	Patio, Porch
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/126-305-18-avenue-sw-calgary-a2344431/

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