



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**120 18 Avenue #207, Calgary T2S3H5**

MLS® #: **A2120875**

Area: **Mission**

Listing Date: **04/09/24**

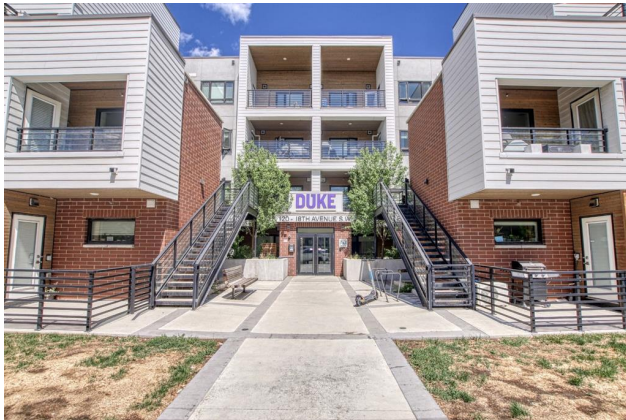
List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **590**  
Low Sqft:  
Ttl Sqft: **590**

DOM

**40**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **High Ceilings**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 9`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 5`10"</b>
<b>Balcony</b>	<b>Main</b>	<b>6`1" x 10`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`3" x 10`10"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 8`9"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`1" x 3`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$400**

Title:  
**Fee Simple**  
Fee Freq:

Zoning:  
**MC2**

Legal Desc:	1711229	Monthly	Remarks
Pub Rmks:	<b>Welcome to this spacious 1 bed + 1 bath nestled in the highly coveted community of Mission! Ideal for young professionals, or savvy investors (Airbnb friendly), this contemporary home boasts almost 600 sq. ft., 1 titled underground parking stall, in-suite laundry, and storage. The kitchen showcases sleek Whirlpool stainless steel appliances, a gas stove, elegant quartz countertops, under-cabinet lighting, ample cupboard space, a breakfast bar, and expansive 9-foot ceilings throughout. Unwind and entertain on your private patio. Conveniently located within walking distance to trendy restaurants, cafes, and shops on 17th Ave SW, the MNP Community &amp; Sport Centre, the new BMO Event Centre development, the Saddledome, Stampede Park, Victoria Park/Stampede C-train station, the Elbow River, and extensive walking paths. Downtown is just a short 5-minute stroll away! Plus, this pet and short-term rental friendly building make it a must-see property! Home is currently occupied by a great tenant who would like to stay. Call today for a private showing!</b>		
Inclusions:	N/A		
Property Listed By:	Royal LePage Benchmark		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







