

138 18 Avenue #304, Calgary T2G 5P9

MLS® #: **A2128830** Area: **Mission** Listing Date: **05/09/24** List Price: **\$418,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 25-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2001**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Garage Door Opener, Parkade, Titled, Underground**

Finished Floor Area
 Abv Sqft: **1,044**
 Low Sqft:
 Ttl Sqft: **1,044**

DOM
50
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**
Parking
 Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Brick, Concrete**
 Heating: **Baseboard, In Floor, Fireplace(s), Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **Balcony, Outdoor Grill** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Bookcases, Closet Organizers, Granite Counters, High Ceilings, Laminated Counters, No Smoking Home, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)**
 Utilities: **Cable Internet Access, Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Underground Utilities, Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9' 8" x 12' 7"	Dining Room	Main	12' 9" x 14' 10"
Kitchen	Main	11' 4" x 14' 1"	Den	Main	6' 1" x 9' 1"
Bedroom - Primary	Main	9' 10" x 15' 8"	Bedroom	Main	9' 0" x 15' 2"
4pc Bathroom	Main	5' 6" x 7' 2"	4pc Ensuite bath	Main	6' 0" x 8' 7"
Laundry	Main	5' 7" x 4' 8"	Pantry	Main	3' 6" x 3' 6"

Condo Fee:
\$714

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H2

Legal Desc: **0110143**

Remarks

Pub Rmks: **This bright, spacious, luxury condo in vibrant Mission district would make an excellent corporate luxury long term rental. Located in the heart of the entertainment district, the suite is on the north side of the building, away from the traffic and features great downtown views, a balcony large enough for a BBQ and a living room with a gas fireplace. The master bedroom is one of the largest you'll see in the area with a three sided walk-in closet and very private 4 pce ensuite bath with soaker tub. Next to the dining area is a tranquil meditation space. From the front door to the balcony, and both bedrooms, the floors are done in ceramic tile and wall to wall carpet. Heat is in-floor radiant throughout the suite. All furniture including sofas and beds, and a fully equipped kitchen with small appliances, glassware and cutlery can be had as part of the deal. There is one titled parking stall in the heated underground garage with the storage adjacent. Excellent transit connections north and south, the MNP fitness centre is just south across the river flowing nearby. A separate high school is just up the street and all of Mission a few blocks further. Prime cycling and walking trails along the Elbow River at your door, all services including health, groceries, banks and auto care available.**

Inclusions: **None**
Property Listed By: **Homes for All Realty**

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







