



THE
A-TEAM

**RE/MAX
FIRST**

138 18 Avenue #309, Calgary T2G5P9

MLS®#: **A2140776**

Area: **Mission**

Listing Date: **06/13/24**

List Price: **\$410,000**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Finished Floor Area
Abv Sqft: **1,080**
Low Sqft:
Ttl Sqft: **1,080**

Guest, Underground

DOM

17

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:

Heating: **In Floor**

Sewer:

Ext Feat: **Balcony, Storage**

Construction:

Brick, Wood Frame

Flooring:

Carpet, Ceramic Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Int Feat:

No Animal Home, No Smoking Home, Pantry

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`7" x 10`0"	Kitchen	Main	11`6" x 10`3"
Pantry	Main	3`7" x 3`7"	Dining Room	Main	10`0" x 9`9"
Foyer	Main	5`1" x 4`10"	Office	Main	9`8" x 8`5"
Bedroom - Primary	Main	16`3" x 9`10"	Walk-In Closet	Main	9`11" x 4`11"
4pc Ensuite bath	Main	9`11" x 4`11"	Bedroom	Main	10`9" x 8`4"
Laundry	Main	6`1" x 4`2"	4pc Bathroom	Main	7`2" x 5`3"
Balcony	Main	9`3" x 5`7"			

Legal/Tax/Financial

Condo Fee:
\$738

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H2

Legal Desc: **0110143**

Remarks

Pub Rmks: **Stylish and spacious 2 bed/2 bath unit at The Legacy in Mission with loads of natural light from the south-facing windows and balcony! This unit boasts a large primary bedroom with a walk-in closet and ensuite, a dedicated office area, 2nd full bathroom, and an extra-large kitchen. Features include in-suite laundry, titled underground parking, storage locker and visitor parking. Situated in the heart of Calgary, enjoy easy access to Stampede Park, restaurants, shopping, and cafes on 4th St & 17 Ave, downtown core, transit, and the Elbow River are just a short walk away. Don't miss the opportunity to live in one of the best inner-city communities!!**

Inclusions: **none**
Property Listed By: **GIL Property Management And Sales Ltd.**

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



