



THE
A-TEAM

**RE/MAX
FIRST**

120 18 Avenue #401, Calgary T2S 3H5

MLS® #: **A2149124** Area: **Mission** Listing Date: **07/12/24** List Price: **\$360,000**
 Status: **Pending** 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:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **747**

Low Sqft:

Ttl Sqft: **747**

DOM

66

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Microwave Hood Fan,Oven,Range,Range Hood,Refrigerator,See Remarks**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Quartz Counters,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9` 4" x 8` 6"	Living Room	Main	20` 11" x 13` 8"
Den	Main	7` 11" x 7` 7"	Laundry	Main	3` 11" x 3` 5"
Balcony	Main	12` 11" x 7` 11"	Bedroom - Primary	Main	11` 4" x 10` 7"
4pc Bathroom	Main	8` 8" x 4` 11"			

Legal/Tax/Financial

Condo Fee: **\$500** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **1711229**

Remarks

Pub Rmks: **Welcome to Duke in the sought after community of Mission. This south facing 1 bed 1 bath + den unit is located on the top floor in a 4 story building and is also Air BnB friendly. No common walls on either side and nobody above, it is a very quiet unit. You walk onto the tiled entrance way that leads into the enormous living area that features engineered hardwood flooring, upgraded ceiling lighting and external A/C to keep cool. The kitchen comes equipped with an updated Whirlpool gas range, hood vent and microwave. The kitchen sink is located on the large breakfast bar, allowing plenty of room for those who love to cook. The fridge has an ice maker and water dispenser as well. There is a bonus Den for those looking for an additional office space or guest room. The bedroom is large and has big windows to allow the room to fill with natural light. There is a walk thru closet that leads into the 4-piece bathroom with soaker tub. The balcony is large and spacious. This unit comes with a TITLED PARKING space and assigned storage locker. This unit is close to parks, playgrounds, schools, river pathways, public transit, shopping, and all the amenities Calgary has to offer. The current tenant is on a fixed term contract until Jan 31/2025, and is paying \$2,100/month.**

Inclusions:
Property Listed By: **N/A
Unison Realty Group Ltd.**

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







