

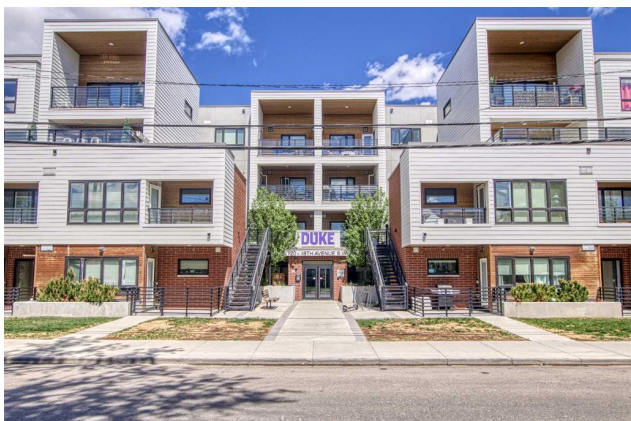


THE
A-TEAM

**RE/MAX
FIRST**

120 18 Avenue #207, Calgary T2S 3H5

MLS®#: **A2155655** Area: **Mission** Listing Date: **08/06/24** List Price: **\$324,900**
 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:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Finished Floor Area
 Abv Sqft: **590**
 Low Sqft:
 Ttl Sqft: **590**

DOM

43
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: **Other**

Construction: **Wood Frame**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`3" x 10`0"	4pc Ensuite bath	Main	4`11" x 8`9"
Balcony	Main	6`1" x 10`1"	Walk-In Closet	Main	5`0" x 6`11"

Legal/Tax/Financial

Condo Fee: **\$400** Title: **Fee Simple** Zoning: **MC2**
 Fee Freq: **Monthly**

Legal Desc: 1711229

Remarks

Pub Rmks: **Welcome to Duke by AVI in the sought-after community of Mission: Discover this spacious and well-appointed 1 bed, 1 bath unit on the second floor of a 4-story building, perfect for both living and investment as it short term minimum 30 days rentals allowed. As you enter the tiled entrance, you are greeted by the living area featuring luxury vinyl flooring and upgraded ceiling lighting. The kitchen has a Whirlpool gas range, hood vent, microwave, and a large breakfast bar with a sink, offering ample space for cooking enthusiasts. The fridge includes an ice maker and water dispenser for added convenience. The bedroom boasts large windows that fill the room with natural light. A walk-through closet leads to the bathroom, which features a soaker tub for ultimate relaxation. Enjoy the balcony with a natural gas hookup, ideal for outdoor dining or relaxation. This home includes a titled parking space and an assigned storage locker for your convenience. This home is also within walking distance of public transit, the NEW Saddledome, the river walk, the Stampede Grounds, the restaurants of 17th Ave, Downtown Calgary, and is pet friendly with no weight restrictions (just needs to be approved by the board) Book your private showing today!**

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