



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**138 18 Avenue #304, Calgary T2G 5P9**

MLS® #: **A2170016**

Area: **Mission**

Listing Date: **10/07/24**

List Price: **\$385,000**

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: **1,049**  
Low Sqft:  
Ttl Sqft: **1,049**

**Garage Door Opener, Parkade, Titled, Underground**

DOM

**57**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard, In Floor, Fireplace(s), Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **Balcony**

Construction: **Brick, Concrete**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
Int Feat: **Breakfast Bar, Closet Organizers, High Ceilings, Laminate 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
<b>Kitchen</b>	<b>Main</b>	<b>13`1" x 8`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 9`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`4" x 5`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`8" x 9`11"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>6`10" x 4`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`9" x 9`6"</b>
<b>Office</b>	<b>Main</b>	<b>9`3" x 6`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`8" x 4`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`3" x 12`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`3" x 5`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$714**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-H2**

Legal Desc: **0110143**

Remarks

Pub Rmks: **Welcome to your sophisticated urban retreat in the heart of Mission, one of Calgary's most sought-after neighborhoods. This luxurious 2-bedroom condo, located on the third floor, offers a perfect blend of style, comfort, and convenience, with serene views of downtown from the balcony on the quiet north side of the building, away from the hustle and bustle of traffic. As you step inside, you'll be greeted by a bright and spacious open-concept living area that exudes elegance. The kitchen is a chef's delight, featuring a breakfast bar, corner pantry, and sleek tile flooring that adds to the modern aesthetic. The adjoining dining and living areas are enhanced by rich hardwood flooring, creating a warm and inviting atmosphere. The living room is the perfect spot to unwind, with a cozy gas fireplace accented by tasteful tile work and a mantle, providing a beautiful focal point. The master suite is a luxurious sanctuary, offering a private 4-piece ensuite with a relaxing soaker tub, ideal for unwinding after a long day. The suite also includes a spacious 3-sided walk-in closet, providing ample storage and organization. The second bedroom is equally spacious and versatile, suitable for guests or a home office. Adjacent to the dining room, a cozy sitting area offers a quiet nook for reading or relaxing, while the nearby 4-piece bathroom serves both guests and the second bedroom. The in-suite laundry room, complete with a stacked washer and dryer, adds convenience and practicality to this well-appointed home. Enjoy the best of urban living in Mission, with trendy cafes, restaurants, shops, and the scenic Elbow River pathways just steps away. This condo is perfect for those seeking a luxurious lifestyle in a prime downtown location. Don't miss the opportunity to make this exceptional property your own!**

Inclusions:  
Property Listed By: **See Agent Remarks**  
**eXp Realty**

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





