



THE
A-TEAM

**RE/MAX
FIRST**

120 18 Avenue #307, Calgary T2S 3H5

MLS® #: **A2188525**

Area: **Mission**

Listing Date: **01/20/25**

List Price: **\$449,900**

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:

Finished Floor Area
Abv Sqft: **985**
Low Sqft:
Ttl Sqft: **985**

Stall, Titled, Underground

DOM

2

Layout

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

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

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

Construction: **Brick,Composite Siding,Wood Frame**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Elevator,High Ceilings,Storage,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|-------------|------------------------|
| Living Room | Main | 15`9" x 12`4" |
| Dining Room | Main | 10`11" x 10`10" |
| Bedroom | Main | 12`3" x 10`3" |
| 4pc Bathroom | Main | 0`0" x 0`0" |
| Laundry | Main | 5`11" x 3`6" |

| Room | Level | Dimensions |
|--------------------------|-------------|-----------------------|
| Kitchen | Main | 9`3" x 8`6" |
| Bedroom - Primary | Main | 12`8" x 10`10" |
| 3pc Ensuite bath | Main | 0`0" x 0`0" |
| Foyer | Main | 5`9" x 3`8" |

Legal/Tax/Financial

Condo Fee:
\$696

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **1711229**

Remarks

Pub Rmks: **Discover urban living at its finest in this beautiful 2-bedroom, 2-bathroom condo located in the highly coveted Duke building in Calgary's vibrant Mission neighborhood. With just under 1,000 square feet of stylish and functional living space, this home is perfect for those seeking convenience, comfort, and a prime location. The Bright and Spacious; open-concept floor plan with large windows lets in an abundance of natural light, creating a warm and inviting ambiance. Enjoy modern cabinetry, sleek quartz countertops, stainless steel appliances, and a chic backsplash in your designer Kitchen. The Primary Bedroom Features a walk-in closet and luxurious ensuite with a glass-enclosed shower. A second Bedroom, Perfect for guests, roommates, or a home office, paired with an elegant full bathroom. The spacious Balcony is a great spot to enjoy your morning coffee or unwind in the evening while soaking up the vibrant neighborhood atmosphere. Steps from the Action Nestled in Mission, this condo places you just minutes from some of Calgary's most iconic attractions and conveniences. Calgary Stampede Grounds: A short walk away, offering year-round events and excitement, including the world-famous Calgary Stampede. 17th Avenue: Explore trendy cafes, boutique shops, and some of Calgary's best restaurants. Elbow River Pathways: Perfect for walking, jogging, or cycling while enjoying picturesque views. Close to major bus routes and the Erlton-Stampede LRT station for easy commuting. Enjoy concerts, shows, and events at the Scotiabank Saddledome or Stampede Park, just minutes from your doorstep. Building Highlights include Secure Underground Parking with a titled parking stall and a convenient storage locker. The Duke building warmly welcomes your four-legged family members. This building as a whole offers Thoughtfully designed interiors with a focus on quality and style. Whether you're a young professional, an urban dweller, or an investor, this condo combines luxurious living with an unbeatable location. Live at the center of Calgary's vibrant energy while enjoying the comforts of a modern home. Don't wait—schedule your private showing today and experience the best of Mission living!**

Inclusions: **none**
Property Listed By: **eXp Realty**

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









