



THE
A-TEAM

**RE/MAX
FIRST**

120 18 Avenue #113, Calgary T2S 3H5

MLS® #: **A2188773** Area: **Mission** Listing **01/19/25** List Price: **\$484,900**
 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:

Finished Floor Area
 Abv Sqft: **995**
 Low Sqft:
 Ttl Sqft: **995**

DOM

3
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Off Street,Parkade,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Private Entrance,Storage**
 Construction: **Brick,Composite Siding,Concrete**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Elevator,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`8" x 9`7"	Kitchen	Main	8`1" x 9`4"
Dining Room	Main	8`5" x 11`5"	Living Room	Main	11`5" x 12`9"
Bedroom - Primary	Main	10`5" x 11`4"	Bedroom	Main	10`3" x 11`5"
4pc Bathroom	Main	4`11" x 9`3"	3pc Ensuite bath	Main	4`11" x 9`0"
Laundry	Main	4`3" x 4`10"	Balcony	Main	9`0" x 9`10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$704

Fee Simple
Fee Freq:
Monthly

M-C2

Legal Desc: 1711229

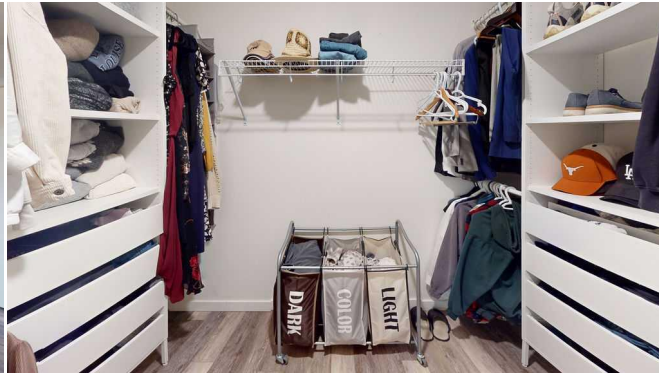
Remarks

Pub Rmks: **Incredible Walk-Up 2 bedroom Condo in "The Duke"! This is one of the few units with access from the street as well as from the inside and is arguably the nicest, most private unit in the building. AIRBNB-approved and pet friendly, this beautiful unit also has an titled underground parking (#92), separate storage cage (#16), plenty of parking in front of unit itself, and A/C. The kitchen features high-end appliances, beautiful cabinetry and quartz countertops. The primary bedroom features a large walk-in closet with built-ins, and a great ensuite bathroom. The second bedroom is also quite a good size and has plenty of natural light. There is an additional full bathroom as well. Lots of beautiful landscaping surrounding the outdoor patio and outside the windows in the spring/summer. It is close to Stampede Grounds, restaurants/shopping along 17 Ave. SW and only a 5 minute walk to Lindsay Park. Great investment property or for someone looking to be close to all amenities. Check out the video tour!**

Inclusions: n/a
Property Listed By: CIR Realty

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







GROSS AREA - 113 120 18 Avenue SW
 MAIN LEVEL: 995.92 SqFt
 TOTAL: 995.92 SqFt

