

138 18 Avenue #305, Calgary T2P5P9

MLS® #: **A2188774** Area: **Mission** Listing Date: **02/13/25** List Price: **\$415,000**
 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: **956**
 Low Sqft:
 Ttl Sqft: **956**

Parkade,Stall,Titled,Underground

DOM

9

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Membrane**
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Stucco**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Open Floorplan,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	17`0" x 10`2"	Dining Room	Main	12`0" x 9`8"
Living Room	Main	12`7" x 12`7"	Laundry	Main	5`0" x 4`0"
Bedroom - Primary	Main	12`1" x 8`11"	Bedroom	Main	10`2" x 9`10"
Foyer	Main	7`0" x 6`4"	4pc Bathroom	Main	8`1" x 5`0"
4pc Ensuite bath	Main	6`11" x 4`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$658

Fee Simple
Fee Freq:
Monthly

M-H2

Legal Desc: 0110143

Remarks

Pub Rmks: **An exceptional lifestyle awaits, at an incredible value! Welcome to The Legacy, located in trendy Mission and just off dynamic 17th Avenue. Explore some of Calgary's most notable restaurants, trendy cafes, local boutiques, fitness studios, street festivals, art, culture, and buzzing nightlife—all just steps from your front door. This bright and spacious 2 bed, 2 bath, corner-unit offers 956 square feet. Corner unit positioning is ideal, offering prime sunlight exposure through large windows on almost every wall - allowing light to cascade through the open floor plan. The bright kitchen features ample cabinetry, a large breakfast bar with enough room for stools, and stainless steel appliances including a newer dishwasher (2024) & newer microwave (2024). Enjoy time outside on the balcony showcasing views of Downtown and equipped with a gas-line for a barbeque. The primary suite boasts a walk-in closet and ensuite bathroom, while the second bedroom and additional full bath offer flexibility for guests, a home office, or a roommate. The convenience of in-suite laundry adds to the overall comfort of the space. Additional perks include a cozy fireplace, low condo fees, titled underground parking, and a storage locker. Beyond the vibrant urban offerings, there are several green spaces nearby - including the Elbow Valley River System, Lindsay Park, and Haultain Park with tennis courts and playground. Commuting is seamless and stress-free with Victoria Park/Stampede LRT station less than two blocks away, and easy access to the downtown core, additional public transit, and several walking/cycling paths. The building welcomes your furry friend (1 dog or cat under 10 kg, subject to board approval). Whether you are an investor looking for strong rental demand or seeking a turnkey property in a high-growth area, this unit is an exceptional opportunity. Don't miss this unique opportunity to embrace quintessential inner-city living at its finest!**

Inclusions: Ring Doorbell
Property Listed By: Sotheby's International Realty Canada

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











