

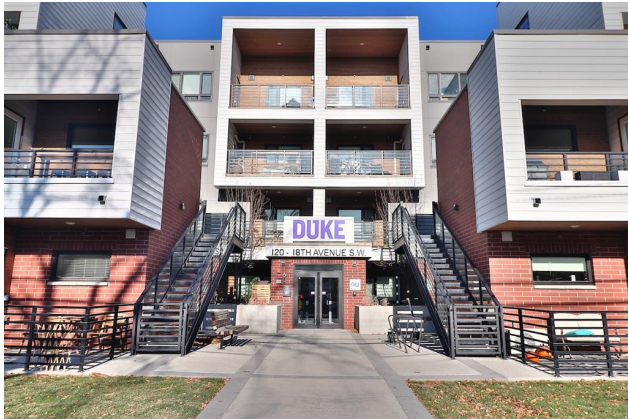


THE A-TEAM

RE/MAX FIRST

120 18 Avenue #205, Calgary T2S 3H5

MLS® #: A2190818 Area: Mission Listing Date: 01/29/25 List Price: \$429,000
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:

Covered, Heated Garage, Paved, Secured, Titled, Underground

Finished Floor Area

Abv Sqft: 904
Low Sqft:
Ttl Sqft: 904

DOM

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

Parking

Ttl Park: 1
Garage Sz: 1

Utilities and Features

Roof: Asphalt, Flat, Mixed
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Barbecue, Storage

Construction: Brick, Composite Siding, Concrete, Mixed, Wood Frame
Flooring: Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living Room, Bedroom, 3pc Ensuite bath, Dining Room, Bedroom - Primary, 4pc Bathroom, and Covered Porch.

Legal/Tax/Financial

Condo Fee:
\$711

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **1711229**

Remarks

Pub Rmks: **Sought after Mission condo is a perfect opportunity to live your best life in heart of the city. Welcome home to the "DUKE" built in 2017 by Urban Avi this previous show suite has so much to offer and still has remaining builder warranty. The location is absolutely ideal for any working professional or young couple looking for their dream spot with easy access to schools, 17th ave shops, Stampede grounds, restaurants, pubs and within steps of beautiful walking trails. This unit is in the perfect location, is pet friendly and is a corner unit with only one shared wall. With a perfect open concept that boasts luxury plank flooring, quartz countertops throughout, high gloss designer cabinets, 9' main floors, pot lights, air-conditioning, under cabinet lighting, and an oversized patio facing NW perfect for star gazing. Looking for added income? This building does allow for short term rentals if you wish to make some extra money. Enjoy the worry free titled underground parking with a separate secured storage locker for your bike. This private quiet complex is great for the first time buyer, the executive, and those wanting to be close to the downtown night life compete with two oversized bedrooms with walk-in closets and two full bathrooms. This residence does not feel like a typical condo building with a very unique chic style throughout. Call your favorite realtor today to book your showing as units in this building do not last.**

Inclusions: **NA**
Property Listed By: **CIR Realty**

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

