



THE
A-TEAM

**RE/MAX
FIRST**

120 18 Avenue #407, Calgary T2S 3H5

MLS® #: **A2194838**

Area: **Mission**

Listing Date: **02/20/25**

List Price: **\$479,000**

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:

Finished Floor Area

Abv Sqft: **1,020**
Low Sqft:
Ttl Sqft: **1,020**

DOM

62
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall, Underground**

Utilities and Features

Roof:
Heating: **Heat Pump, Hot Water, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Composite Siding, Stucco, Wood Frame**
Flooring: **Ceramic Tile, Laminat**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Ceiling Fan(s), 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>
3pc Ensuite bath	Main	8`8" x 4`11"	4pc Bathroom	Main	4`10" x 8`8"
Bedroom	Main	11`9" x 12`3"	Dining Room	Main	13`2" x 6`4"
Kitchen	Main	8`5" x 7`10"	Living Room	Main	12`4" x 17`9"
Bedroom - Primary	Main	12`7" x 16`0"			

Legal/Tax/Financial

Condo Fee:
\$726

Title:
Fee Simple

Zoning:
M-C2

Legal Desc:	1711229	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Located on the top floor in the highly desirable Duke building in the vibrant inner city Mission neighbourhood, this fabulous 2-bedroom 2-bathroom condo exudes style and sophistication with huge windows providing an abundance of natural sunlight throughout the day. This over 1000sq ft condo offers a bright and spacious kitchen with quartz counters, a large island for enjoying a quick breakfast, stainless steel appliances and a view to the Calgary Tower. Luxury vinyl plank flooring is found throughout the open concept main living and dining area as well as both bedrooms. The exceptionally large primary bedroom is bright and sunny with both South and West exposure. A large walk-in closet and ensuite complete your primary bedroom sanctuary. The second good sized bedroom with walk in closet and huge windows is currently used as an office. A second full bathroom and laundry room with additional storage downstairs provide plenty of living and storage space. This corner unit features a very private large West facing deck overlooking a park and with an unobstructed view of downtown and the Calgary Tower, perfect for morning coffee and a cocktail at the end of the day. With custom Hunter Douglas blinds, A/C, heated underground titled parking, a prime inner city location, and an easy walk to numerous shops, restaurants, and the downtown core, this condo is excellent value.</p>		
Inclusions:	N/A		
Property Listed By:	RE/MAX Realty Professionals		

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







