



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

#, 126 18 Avenue SW
Calgary, Alberta

MLS # A2247805



\$319,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	601 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 426
Basement:	None	LLD:	-
Exterior:	Brick, Cedar, Composite Siding, Stone, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

Discover Wonderful Living in this well managed complex in Duke apartments with a townhome vibe, you have your own private entrance, no steep ladder to climb, and no busy elevators, just for you to enjoy. You will be in the center of it all, but nestled on a quiet street and only a few steps away from the excitements. Welcome to this stunning 1-bedroom, 1-full bathroom home, perfectly situated on the ground level overlooking the serene south blue sky. This unit is designed for both comfort and style. Inside, you'll find an open-concept layout that seamlessly blends elegance with functionality, it features a spacious kitchen with modern cabinetry, a kitchen island that serves as a breakfast bar, a free-flowing living area and a dining space with a private front porch and your own exclusive entrance. You might be buying an apartment but has a feel of a townhome living. Every detail has been thoughtfully considered to create a warm and inviting atmosphere. No car, no problem, the building is tactically built within a short distance walk to downtown core, around the corner is a bus stop and a hop, skip and a jump to the stampede c-train station. Don't miss the chance to own this exquisite property. Schedule your private tour today and experience this exceptional home firsthand!