



GRASSROOTS
REALTY GROUP

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407, 120 18 Avenue SW
Calgary, Alberta

MLS # A2257124



\$445,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,020 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 726
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Top-floor corner unit in the highly desirable Duke building in Mission! This 2-bedroom, 2-bath condo offers over 1,000 sq. ft. of bright, open-concept living with large windows and luxury vinyl plank flooring throughout. The modern kitchen is equipped with quartz counters, a large island, and stainless steel appliances, flowing seamlessly into the spacious living and dining areas. The primary suite features north and west exposure, a walk-in closet, and a private ensuite, while the second bedroom—also with a walk-in closet—offers flexible space for guests or a home office. A full bathroom and laundry room with extra storage add convenience. Step outside to a private west-facing balcony with peaceful views of the park, cathedral, and Alberta Ballet—an inviting spot for your morning coffee or evening wind down. Set in the heart of Mission, you're surrounded by Calgary's best inner-city lifestyle. Just steps away are boutique coffee shops, acclaimed restaurants, vibrant pubs, fitness studios, and the Elbow River pathway. Stroll to Lindsay Park, enjoy festivals and markets, or take in the lively yet charming atmosphere that makes Mission one of Calgary's most sought-after neighbourhoods. Additional features include A/C, custom Hunter Douglas blinds, and heated underground titled parking.