



**GRASSROOTS**  
REALTY GROUP

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408, 138 18 Avenue SE  
Calgary, Alberta

MLS # A2277027



**\$415,000**

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,038 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 710
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Presented in pristine move-in-ready condition, this spacious 4th floor condo is perched to enjoy it's fantastic location at the Legacy building. This sunny south facing unit enjoys plenty of natural light pouring into the spacious 1038SqFt open plan, all being just steps to walking paths, downtown and the river. This spacious two bedroom two bathroom unit plus a den/office features nine foot ceilings, distressed wide plank hardwood, tile and warm carpeting in the bedrooms. There is a large living room with a cozy gas fireplace with designer built in surround. The expansive kitchen features plenty of cabinet storage, full tile back splash and loads of quartz counter space. The generous balcony has a convenient gas line to enjoy BBQ's, perfect for evening entertaining and unwinding. In-suite laundry, in floor heat, heated titled underground parking and assigned storage complete this fantastic unit in a beautiful, well run building. Gorgeous, functional designer style, excellent location and enduring value make this a must-own and stable investment. A great lifestyle near the Elbow River pathways, MNP Sports Centre and all the amenities of downtown only steps away. Welcome home!