



GRASSROOTS
REALTY GROUP

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**202, 138 18 Avenue SE
Calgary, Alberta**

MLS # A2277800

\$390,000



Division:	Mission	
Type:	Residential/Low Rise (2-4 stories)	
Style:	Apartment-Single Level Unit	
Size:	954 sq.ft.	Age: 2001 (25 yrs old)
Beds:	2	Baths: 2
Garage:	Heated Garage, See Remarks, Titled, Underground	
Lot Size:	-	
Lot Feat:	-	

Heating:	In Floor, Natural Gas, See Remarks	Water:	Public
Floors:	Carpet, Laminate, See Remarks, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 666
Basement:	-	LLD:	-
Exterior:	Brick, See Remarks, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Garbage Collection, Se
Features:	See Remarks		

Inclusions:	All furniture is negotiable
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Lifestyle & Value in the Heart of Mission! Experience the perfect blend of comfort and convenience in this spacious 2-bedroom + den, 2-bathroom condo in the vibrant community of Mission. Boasting a bright, open floor plan with neutral tones, this home features a massive kitchen and a cozy living room fireplace—perfect for relaxing or entertaining. The primary suite serves as a true sanctuary, complete with a private en-suite and dual closets (including a walk-in). The secondary bedroom is strategically located near the second full bath, offering an ideal layout for a roommate or home office. Enjoy summer evenings on your private balcony, fully equipped with a gas BBQ hook-up. Key Features & Updates: Brand new high-end stainless steel appliances. Modern Peace of Mind: Building envelope fully replaced in 2021 (new windows/doors); Carpet and laminate flooring new as of 2022. Convenience: In-suite laundry, additional den storage, assigned storage locker, and titled underground heated parking. The Building: The well-managed "Legacy" building features a healthy reserve fund and an active condo board. Located just steps from 17th Avenue's dining and shopping, the MNP Centre, Elbow River pathways, and the Stampede LRT. Whether you are looking for a mortgage-helper, a place to grow, or the perfect downsize, this home offers it all. Book your private showing today!