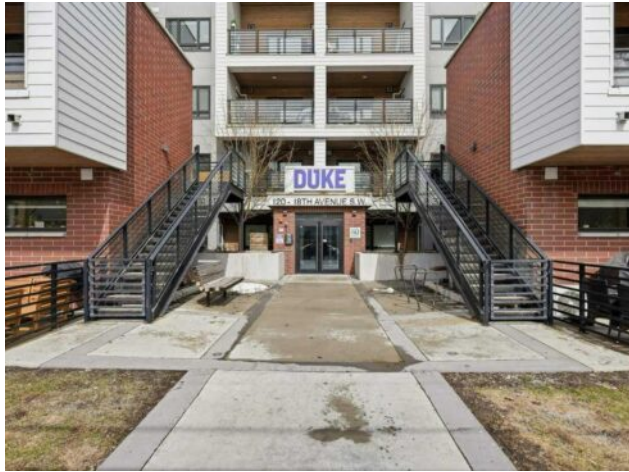




**305, 120 18 Avenue SW
Calgary, Alberta**

MLS # A2297694



\$468,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	797 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Heat Pump	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 561
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Composite Siding, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: None.

Welcome to elevated inner-city living in the heart of Mission—one of Calgary’s most vibrant and walkable communities. This stylish 2-bedroom, 2-bathroom condo in the sought-after Duke building offers a thoughtfully designed open-concept layout, blending modern finishes with functional everyday living. Large windows fill the space with natural light, while the seamless flow between the kitchen, dining, and living areas creates an inviting setting for both relaxing and entertaining. The contemporary kitchen is a standout, featuring quartz countertops, sleek cabinetry, stainless steel appliances, and a gas range—perfect for those who love to cook and entertain. A central island adds both prep space and a natural gathering point. The spacious primary bedroom includes a walk-in closet and private ensuite, while the second bedroom offers flexibility for guests, a home office, or additional living space. Step outside to your private balcony, an ideal spot for morning coffee or winding down in the evening. You’re just steps from 4th Street & 17th Ave SW, surrounded by some of Calgary’s best cafés, restaurants, fitness studios, and boutique shops. The Elbow River pathways, Lindsay Park, and downtown are all within walking distance—giving you that perfect balance of nature, convenience, and vibrant city life. Complete with A/C, in-suite laundry, and titled heated underground parking, this is a home that checks every box. Whether you’re a first-time buyer, investor, or lifestyle upgrader—this is the kind of property that doesn’t sit.