



**508, 138 18 Avenue SE
Calgary, Alberta**

MLS # A2300934



\$650,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,791 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 831
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-

Features: Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Walk-In Closet(s)

Inclusions: N/A

This spectacular, one of a kind four-bedroom penthouse loft offers unparalleled luxury lifestyle in trendy Mission, offers 4 bedrooms, 1,791sqft of space, the feel of a large two-storey home, and an unbelievably low condo fee. This crown jewel, top floor home showcases soaring 19ft vaulted ceilings, three full bathrooms, air conditioning, is flooded with natural light through enormous south facing windows and has the character and charm that is hard to find in today's cookie-cutter world. Located just steps from the Elbow River, Stampede Park, MNP Center, transit, and all the amenities downtown and 17th Ave have to offer, this unique home is an unforgettable masterpiece. As you enter, you are greeted by a sprawling front entryway with a large coat closet, and room for bench seating. The entryway leads to your expansive, open-concept living space that showcases massive south facing windows, and boasts 10-foot ceilings with a 19ft vault over the living room. The stylish kitchen features granite countertops, bar seating, stainless steel appliances, and timeless white cabinetry. Just off the kitchen, your dining space flows perfectly with room to host family and friends. Your eye will be naturally drawn to your impressive living room with a striking gas fireplace with an elegant tile surround and classic, white mantle. The living room is drenched with natural light through vast windows that reach up to the vaulted ceiling. Step outside onto your south facing balcony that comes complete with natural gas and provides views of the river valley and Stampede Park. The main floor showcases your sprawling primary suite with vaulted ceilings, room for king-sized furniture and a designated seating nook. The primary bedroom has two large walk-in closets, and an enormous ensuite bathroom that features a large soaker tub and stand-up shower. The main floor also has a

large second bedroom with warm cork flooring and is completed by a 4-piece bathroom with granite countertops, and laundry. Upstairs has been completely re-imagined and renovated in 2019, providing a one-of-a-kind layout, and extra square footage. The upper level is dripping with elegance and includes two additional large bedrooms, and a quaint sitting area overlooking the Elbow River. The upper-level features warm cork flooring, and a bonus space that is perfect for crafts, playing, work, or as a secondary media space. The upper level also boasts a sprawling kitchenette that provides can be used as a bar space, a secondary kitchen, or for your creative business endeavours. The upper level is finished by a beautiful 4-piece bathroom with dual vanities, and a sophisticated stand-up shower with elegant niche and stunning white tile. This masterfully designed home has the space and feel to provide an incredible home for your family while still enjoying the benefits of inner-city living. Featuring A/C throughout, a separate storage unit, and the feel of a detached home, this stunning penthouse is a one-of-a-kind opportunity.